



Town of Clinton

Plan of Conservation and Development 2025-2035

DRAFT 10/7/2025

Acknowledgements

Plan of Conservation and Development Steering Committee

Walter “Beau” Clark, Committee Chair
Eddie Alberino
Ellen Dahlgren
Cinzia Lettieri
Michael Rossi
Dylan Walter

Planning and Zoning Commission

Michael Rossi, Commission Chair
Walter “Beau” Clark, Commission Vice-Chair
Ellen Dahlgren, Commission Secretary
Eddie Alberino
Mike Florio
Cinzia Lettieri
Jay Mandell
Zachary Plourde
Dylan Walter
Robert Corson, Alternate
Susan Marcus, Alternate
Bryan Pellegrini, Alternate

Town of Clinton Planning Department Staff

Abby Piersall, AICP, Town Planner
Lori Pascarelli, Land Use Administrative Assistant

Consultants

David Murphy, PE, CMF - Resilient Land and Water
Victoria Vetre, CFM - Resilient Land and Water
Scott Bighinatti, CFM - Resilient Land and Water
Mike Zuba, AICP - MP Planning Group
Pat Gallagher, AICP - MP Planning
Eric Halverson, AICP - RKG Associates

Table of Contents

INTRODUCTION	1
What is a Plan of Conservation and Development?	1
Planning Process	1
How to Use the Plan	3
CLINTON TODAY	4
Demographics and Housing	4
Economy	7
Land Use and Zoning	9
Community Facilities, Services, and Utilities	11
Transportation and Mobility	12
Coastal Resource Management	13
Natural Resources	14
Community Sustainability	16
Community Resilience	17
CLINTON'S VISION	18
Future Land Use Plan	19
Reinforce Downtown Clinton as the Community's Civic and Local Business Center	25
Position Clinton for Economic and Grand List Growth	34
Promote Clinton's Vibrant Waterfront	39
Diversify Housing Opportunities for All	44
Support Resilient Infrastructure, Services, and Facilities that Address Needs of the Community and Contribute to Quality of Life	48
Protect and Enhance Open Space, Natural Resources, and Historic Areas	57
IMPLEMENTATION	64

List of Figures and Tables

FIGURE 1 COMMUNITY SURVEY RESPONSES REGARDING TOP PRIORITIES	2
FIGURE 2 CLINTON POPULATION TRENDS	4
FIGURE 3 POPULATION BY RACE AND ETHNICITY AS OF 2020 (LEFT) AND CLINTON HOUSEHOLD COMPOSITION AS OF 2023 (RIGHT)	5
FIGURE 4 PROTECTED AFFORDABLE HOUSING IN CLINTON (2024)	6
FIGURE 5 CLINTON ACTIVITY ZONES AS IDENTIFIED IN THE STATE OF CONNECTICUT PLAN OF CONSERVATION AND DEVELOPMENT	7
FIGURE 6 CLINTON'S ECONOMIC TRENDS AND REGIONAL COMPETITIVENESS	8
FIGURE 7 EXISTING ZONING (LEFT) AND LAND USE (RIGHT)	10
FIGURE 8 COMMUNITY STRUCTURE AND TRANSPORTATION NETWORK	12
FIGURE 9 COASTAL AREA MANAGEMENT BOUNDARY AND COASTAL RESOURCES	13
FIGURE 10 OPEN SPACE AND UNDEVELOPED LAND PARCELS	14
FIGURE 11 NATURAL RESOURCES AND NATURAL DIVERSITY DATABASE	15
FIGURE 12 SUSTAINABLE CT RESOLUTION	16
FIGURE 13 FEMA FLOOD ZONES AND 100-YEAR WITH SEA LEVEL RISE	17
FIGURE 14 FUTURE LAND USE PLAN MAP	19
FIGURE 15 CLINTON ARTS DISTRICT BOUNDARY	31
TABLE 1 LAND USE PARCEL COUNT, AREA, AND PERCENT OF LAND AREA BASE ON ASSESSOR DATA	9
TABLE 2 ABBREVIATED IMPLEMENTATION PARTNERS	64
TABLE 3 IMPLEMENTATION PLAN TABLES	65
APPENDIX A.	COMMUNITY SURVEY RESULTS
APPENDIX B.	FUTURE LAND USE PLAN
APPENDIX C.	TOPIC PRESENTATIONS
APPENDIX D.	EXISTING PLANS AND STUDIES REVIEWED

Introduction

What is a Plan of Conservation and Development?

A Plan of Conservation and Development (POCD) is a comprehensive planning document guiding conservation and development in a municipality for the next decade. The POCD identifies a community's goals and aspirations relative to future land use, development, and conservation. The plan reviews existing conditions in a community such as the current economic conditions, housing, community facilities, natural resources, and open space. The plan discusses how and where these resources should be maintained and improved in the coming years. Overall, the plan aims to direct public and private development by establishing a community vision and informing decision making.

Planning Process

The planning process includes extensive data collection and synthesis, community engagement, and conversations with Town boards, commissions, and departments. The project was initiated in November 2024 with the establishment of the POCD Steering Committee (Committee) as designated by the Planning and Zoning Commission. The Committee guided plan development and participated in regularly scheduled meetings to review data collection, findings from synthesis of information gathered, establish a vision, identify priorities, and craft goals and strategies. A project website was created using the ESRI StoryMap platform. The website hosted information on the POCD including a project timeline of events, the community survey, community engagement event materials, and instructions on how to provide direct input and feedback.

Community engagement activities began in December 2024 and concluded in September 2025. A community wide survey was launched in January 2025 and was available through April 2025. The survey was publicized on the Town of Clinton website, social media, and at the first community workshop which was held in April 2025. A total of 430 responses were collected from residents and community members. Overall, respondents expressed an appreciation for Clinton’s small town charm, location and natural beauty, affordability, community events and amenities, education and public services, and feel a strong sense of community. Survey participants were asked what they believed were the highest priority items for Clinton in the coming years. The majority of respondents stated that a strategy to improve downtown Clinton was a priority in addition to business development and improving the appearance of commercial areas. The survey asked participants their opinions on Town challenges and what they would like to see in the next ten years. The committee reviewed these responses, and feedback was incorporated into the POCD where appropriate. Survey results can be found in Appendix A.

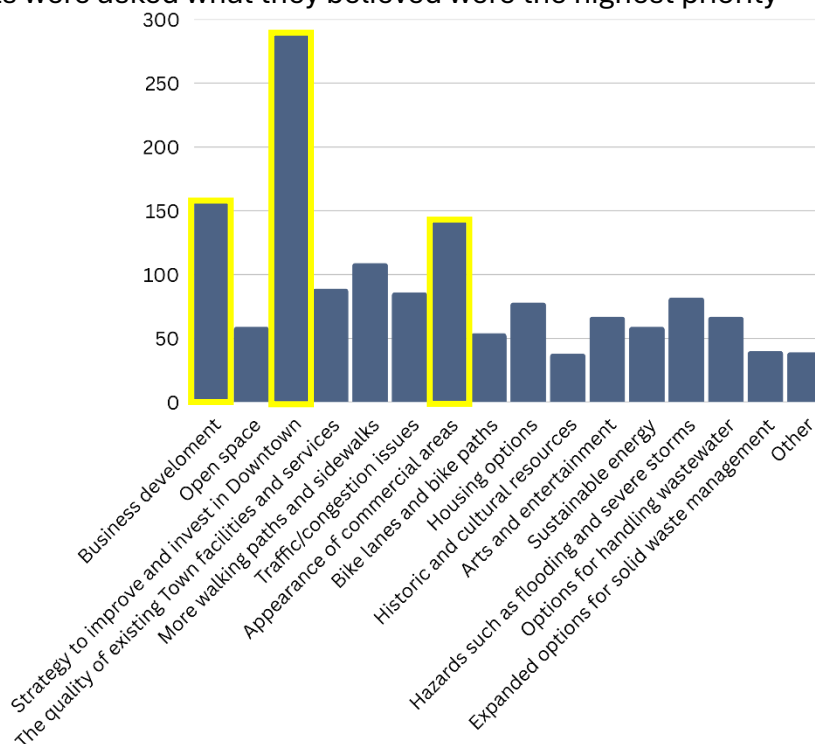


Figure 1 Community Survey Responses Regarding Top Priorities

In addition to the community, the planning team engaged Town staff, boards, and commissions. Twenty department specific questionnaires were distributed in January 2025. Staff were asked questions regarding accomplishments in the past ten years, staffing or capacity needs, equipment needs, and planned capital projects. These responses were utilized to characterize existing conditions and describe what Clinton is today, while also helping the Committee determine priorities for goal development.

How to Use the Plan

The Clinton POCD is meant to act as a dynamic planning document that should serve as a general guideline for future development decisions; and should be considered for all future proposals and initiatives within the next decade. Goals should be considered comprehensively in the context of the Town's vision for conservation and development, as interpreting a single goal without consideration of the others may lead to inconsistent steps toward the Town's overall vision. Land use proposals, capital improvements, and other initiatives should be evaluated on the basis of how they fit within the framework of vision, goals, strategies, and actions; how well they are located and aligned with the Future Land Use Map; and whether they may detract from POCD's framework of vision, goals, strategies, and actions.

Clinton Today

Demographics and Housing

Prior to 1970, Clinton was a small town with a slowly growing year-round population. Between 1960 and 1970, Clinton experienced a sharp population increase associated with construction of Interstate 95 and suburban development along the Connecticut shoreline. The Town experienced further population growth between 1970 and 2010, a slight decrease from 2010 to 2020, and nominal population growth from 2020 onward. Overall, the population in Clinton has remained relatively stable since 1990, with a net increase since 2020 of just over 200 residents.

The median age in Clinton as of the 2020 census was 47.6 years, with 41% of the population aged 55 years and older. The demographic data developed for plan development shows that changes in the population from 2025 through 2035 will likely drive demands for senior housing options, more transportation choices, and municipal services.

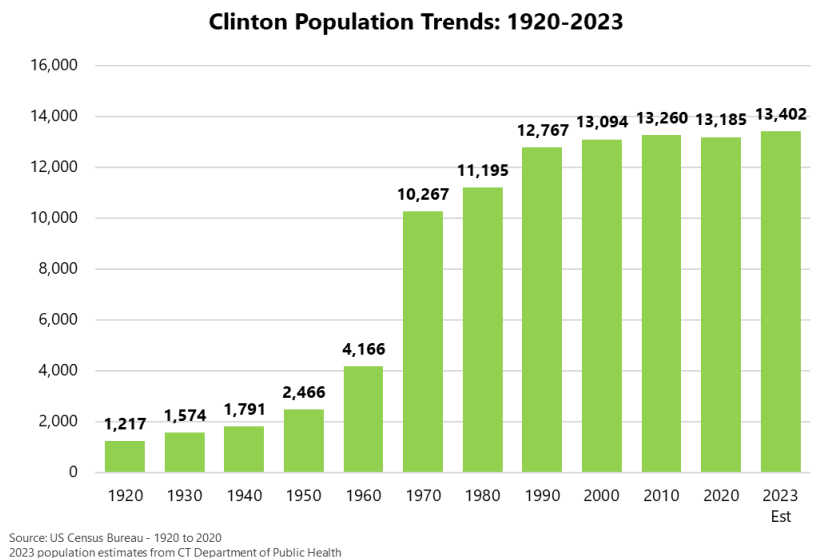


Figure 2 Clinton Population Trends

As of 2020, about 84% of the population of Clinton identified as non-Hispanic white; a decrease from 91% in 2010. Hispanic and Latino populations experienced a growth of nearly 600 residents (9.3% of the population) between 2010 and 2020. Persons identifying as some other race or two or more races have also experienced significant growth since 2010. Approximately 1.1% of the population is Black or African American, 1.9% is Asian, and 0.1% American Indian or Alaska Native.

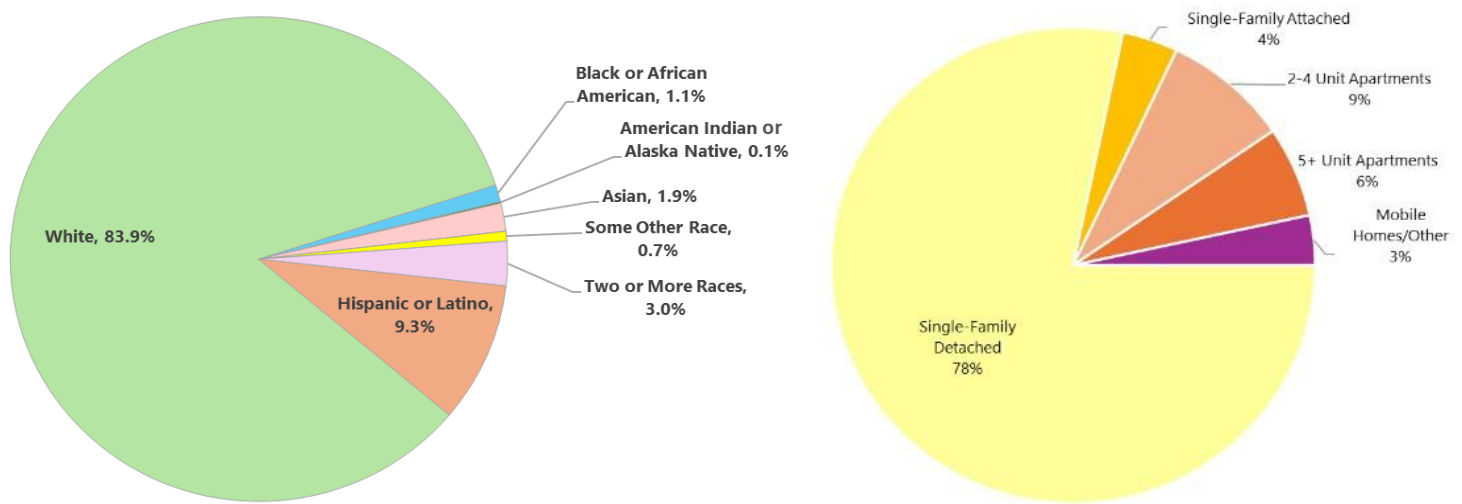


Figure 3 Population by Race and Ethnicity as of 2020 (Left) and Clinton Household Composition as of 2023 (Right)

Housing in Clinton (Figure 4) remains predominantly comprised of single-family homes, with the remaining units in Town including attached single-family homes, 2-4 unit apartments, 5+ unit apartments, and mobile homes. About 12% of Clinton's housing units are seasonally occupied. Household sizes are shrinking in Clinton, resulting in changes in the number of households. Furthermore, there is a mismatch between housing unit size and household size; approximately 25% of households contain one person, but less than 10% of housing units contain 1 bedroom. Overall housing stock in Clinton is aging, and costs are rising. Less than 10% of housing units were built after 2000 and 66% were built between 1960 and 1999. Though stock is aging, single-family home prices have risen by 62% since 2019 and condominium prices have risen by 60%.

As part of a regional effort coordinated by RiverCOG, Clinton developed its first Affordable Housing Plan (AHP) in 2022. The plan noted a shortage of units affordable to households across all household sizes and housing types. Low-income households, seniors, renters, and single-person households appear to have disproportionate needs. As of 2024, there were 176 total affordable units in Town which is a total of 2.8% of units in Clinton. This is an increase from the 2.36% of units identified in 2015 (the previous POCD planning year).

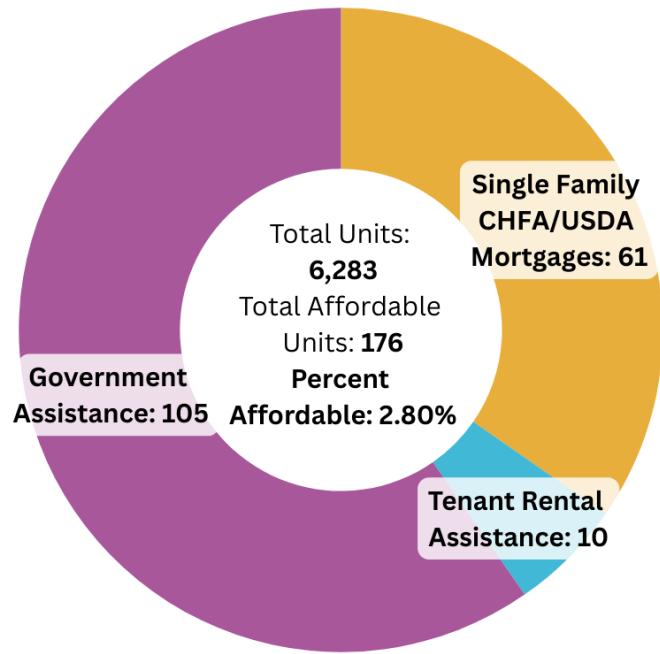


Figure 4 Protected Affordable Housing in Clinton (2024)

Economy

The economy in Clinton is diverse, with several large employers, growing industries, and regionally competitive opportunities. In general, the largest employers in Town include industries such as retail, education, government, manufacturing, utilities, accommodation and food services, financial services, and construction (Figure 6). Compared to national averages, Clinton is above average in representation of these industries, however, though there is strong representation some of these sectors are decreasing, including retail, government, and other services jobs. The slight decline observed since 2019 is consistent with regional trends. The fastest growing employment opportunities in Clinton may offer lower wages than employers that were active in the town in decades past.

Regionally speaking, the Town can be considered competitive by way of economic growth given the trending advancements in the arts, entertainment, and recreation industry, as well as construction (Figure 6). In addition, some sectors have continued to grow since pandemic shifts, including government, health care, and social assistance.

Downtown and southern regions of Clinton have been identified as a Local Activity Zone and Suburban Zone (Figure 5), respectively, in the State's Conservation and Development Policies Plan. The Local Activity Zone classification identifies areas with a high concentration of commercial activity in addition to some civic and cultural uses. Suburban Activity Zones surround the Local Activity Zones and provide commercial, transportation-related, and civic uses. Consistency with the State Conservation and Development Plan is discussed further in the section "Consistency with Other Plans".

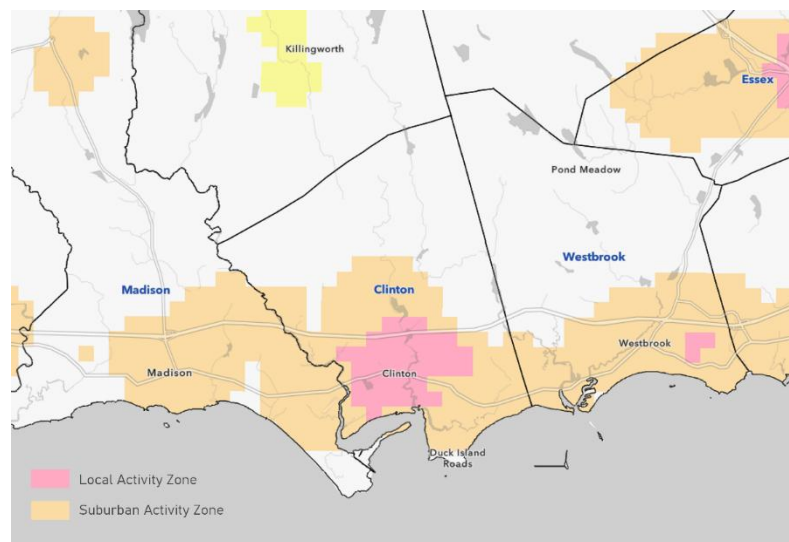


Figure 5 Clinton Activity Zones as Identified in the State of Connecticut Plan of Conservation and Development

Figure 6 shows the sectors relevant to Clinton, and how they compare to national averages. Some industries, such as retail, have a strong, above average representation in Town, but this industry has been slowly declining. While other industries, such as professional and technical services currently have weak representation in Town, numbers of jobs are slowly emerging and increasing.

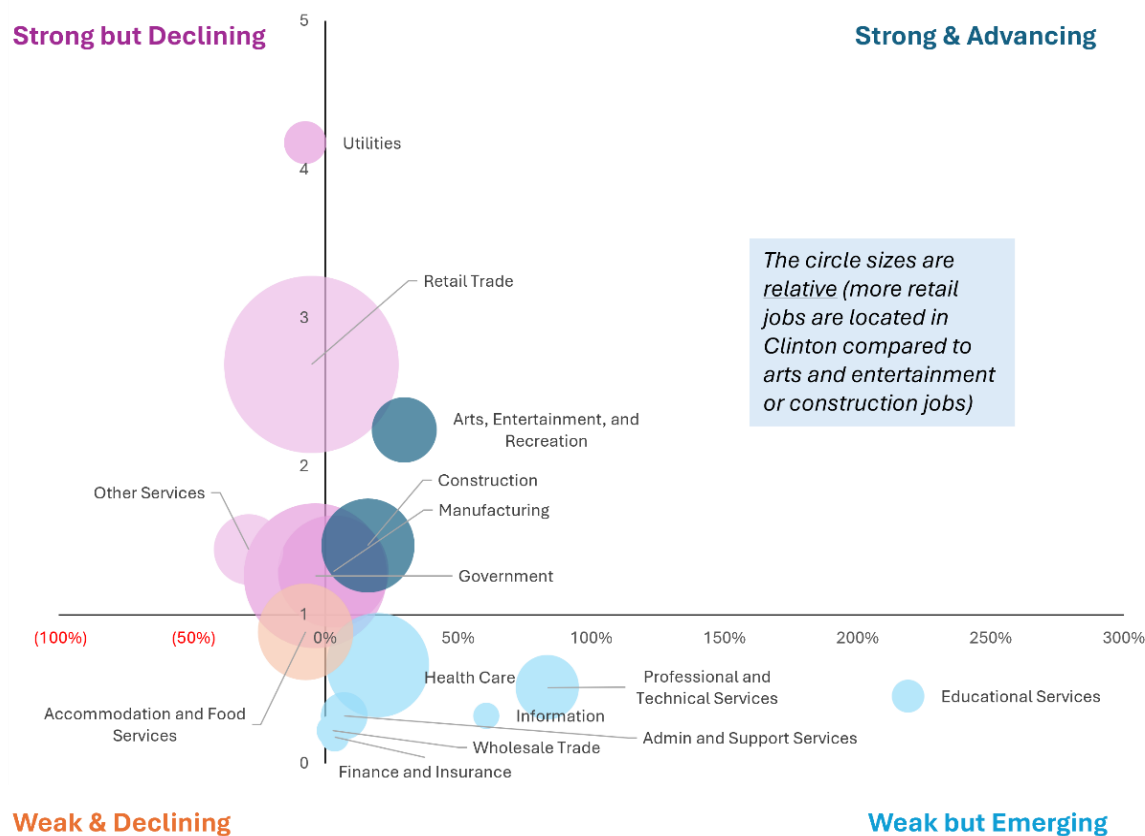


Figure 6 Clinton's Economic Trends and Regional Competitiveness

A majority of those who work in Clinton commute from outside of Town, with about 12% of the jobs in Town filled by residents. However, most employees from Clinton's top ten largest employment sectors will typically struggle to afford the high home prices and rents in Town.

Since the last POCD, the Town has become a member of the Connecticut Main Street Center, the Morgan School has successfully partnered with Goodwin University's Early College Advanced Manufacturing Pathway (ECAMP) to implement the Advanced Manufacturing and Engineering Opportunities program, and the Economic Development Commission has been successful in conducting outreach and engagement with businesses throughout Town.

Land Use and Zoning

Zoning vs. Land Use: Zoning is a legal tool which divides the town into delineated areas and dictates the types of uses allowed in a specific area. The land use describes the purpose and activity for which a parcel is actually being used.

There are 18 different existing zones delineated in the Town of Clinton, with the addition of a Transit Oriented Development and Affordable Housing Zone encompassed within these 18 (Each of these zones dictates the types of land use (discussed below) that is allowed in the area. Existing residential zones have a range of minimum lot sizes, with minimum lot sizes generally increasing as one moves from south to north. Commercial zones are predominantly found along Route 1 and Route 81 just north of I-95. Industrial zones are concentrated along the rail line and I-95. The Marine commercial zone is found along Clinton Harbor and the Hammonasset River. The Town also has several smaller zones such as the Transit Oriented Development (TOD) zone surrounding the Shoreline East station, Interchange Development Zone along Route 81, East Main Village District, along Route 1 and adjacent to the Village Zone, and a small Affordable Housing Development district which coincides with 8 Liberty Place.

Table 1 Land Use Parcel Count, Area, and Percent of Land Area Based on Assessor Data

Land Use	Count	Area Acres	Percent of Land Area
Residential	5,836	5,426.6	51.7%
Residential - Single Family	4,637	4,977.1	47.4%
Residential - 2-3 Family	176	170.8	1.6%
Residential - Condominium	744	143.0	1.4%
Residential - Multi-Family	19	27.5	0.3%
Residential - Mixed-Use	2	0.6	0.0%
Residential - Mobile Home	258	107.7	1.0%
Commercial & Industrial	404	599.4	5.7%
Commercial	150	220.3	2.1%
Marine Commercial	168	108.9	1.0%
Industrial	86	270.2	2.6%
Institutional (Municipal and Private)	40	218.0	2.1%
Institutional	40	218.0	2.1%
Open Space & Recreation	257	1,880	17.9%
Open Space	251	1,687.9	16.1%
Recreation	3	144.0	1.4%
Cemetery	3	48.3	0.5%
Other	474	2,382.0	22.7%
Agriculture	11	243.4	2.3%
Undeveloped	321	1,102.7	10.5%
ROW	118	812.8	7.7%
Utility	15	152.5	1.5%
Water	9	70.5	0.7%
Total	7,011	10,506.3	100%

According to assessor land use data (January 2025), residential land uses make up roughly 52% of the total land, with commercial and industrial uses at 6%, institutional uses at 2%, and open space approximately 16% of total land use. A majority of the residential parcels are single-family lots, with densities and types diversifying. Open space parcels ownership includes the State, Town, Clinton Land Trust, and private. In addition to open space, roughly 10.5% of the land is undeveloped, but *not* designated as open space. Many of these parcels have natural resource constraints that prevent development.

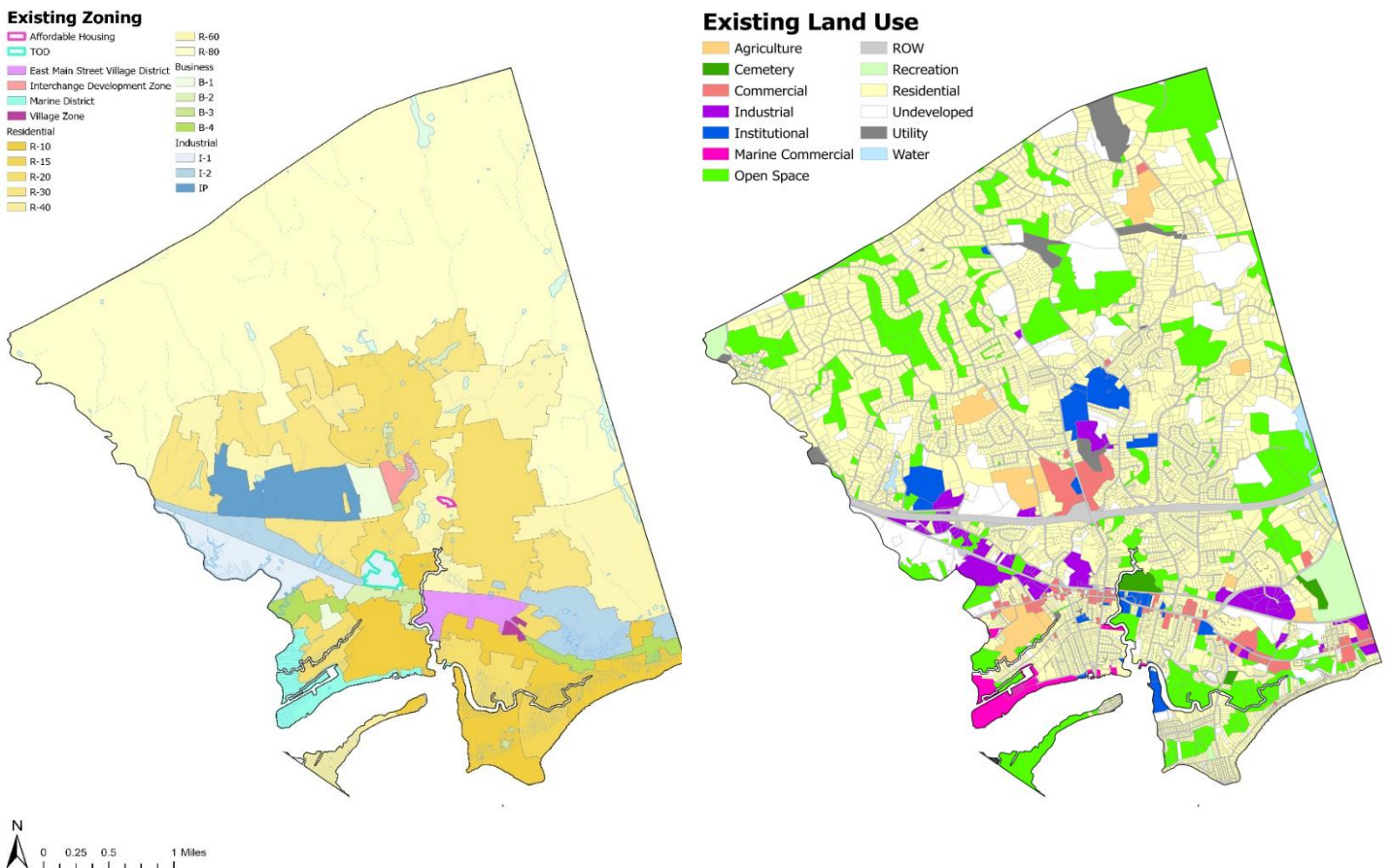


Figure 7 Existing Zoning (Left) and Land Use (Right)

Community Facilities, Services, and Utilities

The most prominent municipal facilities in Clinton are the Town Hall and Annex, Police Department, two fire stations, public works, Henry Carter Hull Library, town marina, and three schools. Several large scale improvements and changes among facilities have occurred over the last ten years including:

- The former Morgan School location was closed in connection with a new high school opening in 2016. This property was sold, redeveloped, and is now the Indian River Shops.
- Due to declining enrollment and operational costs, the Pierson School was closed in 2019. At the time of this POCD development there is a contract in place for redevelopment with an intent to sell the property. The library has received multiple cosmetic upgrades including updates to the children's room, the infant and toddler room, and renovations to transform a storage room into a teen room.
- Wastewater system upgrades are underway at the Town Marina as of Spring 2025.
- The Indian River Complex was established with multiple recreational fields, facilities, and walking trails.

The Town is continuously working to update facilities through capital improvement planning.

Overall, the Town provides a diverse set of services to residents and property owners. These services support community needs including education, recreational programs, social services, community safety services, and public services. Several departments have expressed the need and desire to expand services and programs, and implement needed facility upgrades in the coming decade. Many of these expansions and upgrades will increase public safety capacity, enhance public services, and support economic development throughout the community.

Roughly 70% of Clinton's population is served by Connecticut Water Company for drinking water, with a majority of the remaining residents relying on private wells and a small community water system. The entire community is served by on-site subsurface sewage disposal (wastewater) systems, ranging from individual septic systems to larger systems that serve multiple properties or buildings, such as Clinton Crossing. The Town's management, boards, and commissions have studied wastewater alternatives for over 50 years and understand that alternative wastewater options may be needed in the timeframe covered by this POCD. The Town developed a Wastewater Facilities Plan in 2017, which was most recently amended in 2021. The solutions to wastewater management challenges may differ throughout Clinton.

Transportation and Mobility

Clinton's transportation network includes nearly 80 miles of Town-maintained roads, over 10 miles of sidewalks, Interstate 95, railway which carries Shoreline East and Amtrak lines, River Valley Transit bus line, seasonal Clinton Trolley, and additional services including Dial-A-Ride, on-demand ADA Paratransit options, and fixed and deviated-route buses. Several improvements have been made in recent years including a significant upgrade of the rail station in 2022, utilization of grant funds for bridge and sidewalk upgrades, and the execution a formal road/sidewalk study.

The Town has been continuously working on strategically implementing recommendations from various plans including the Clinton Bicycle and Pedestrian Alliance Plan for a Clinton Greenway and Blueway Trail, RiverCOG's Long Range Transportation Plan, and the 2015 POCD.

The existing transportation network plays an integral role in the current and future community structure

(Figure 8). There are three primary nodes, or activity centers in Town including the interchange zone, downtown, and harbor area, and two secondary nodes found along East Main Street. These nodes should ideally link to gateways along main corridors, which is currently the case in Clinton. Understanding this network can play a vital role in future land use decisions.

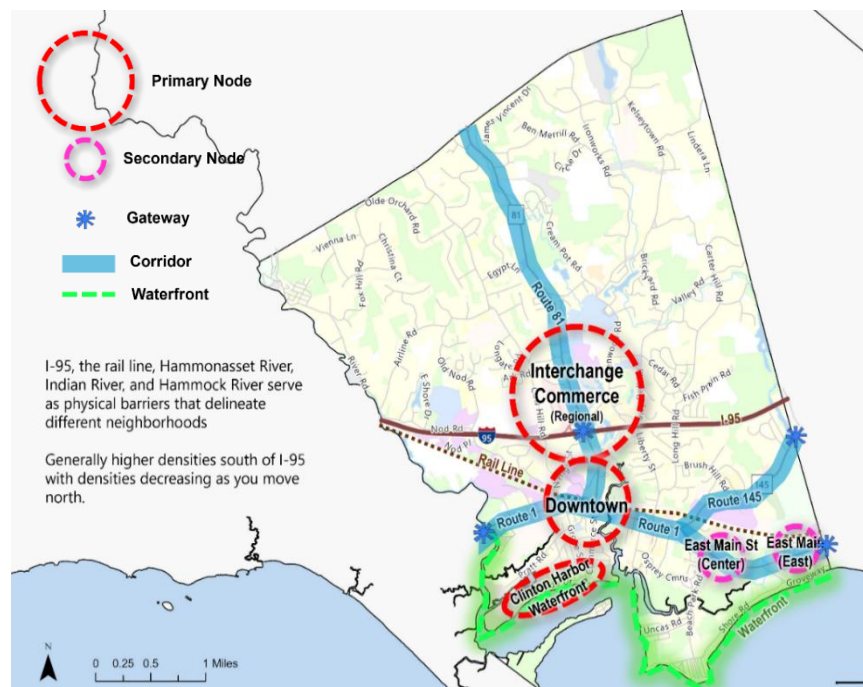


Figure 8 Community Structure and Transportation Network

Coastal Resource Management

Most of the land in Clinton located south of Interstate 95 is within the coastal boundary. Section 18 of the Town's Zoning Regulations includes requirements for development in the coastal area and the coastal site plan review process. The regulations ensure that applications are compliant with State guidance and statutes and consider "the adequacy of measures to mitigate adverse impacts of the proposed activity on coastal resources, and for the Marine Zone, and future water dependent development opportunities."

To further foster responsible coastal growth and development, the Harbor Management Commission is finalizing an update of the Harbor Management Plan in 2023-2024. The Plan identifies a number of goals involving preservation of the shoreline and community character, increased and improved access, effective response to changing conditions, coastal resilience, and future and current land uses.

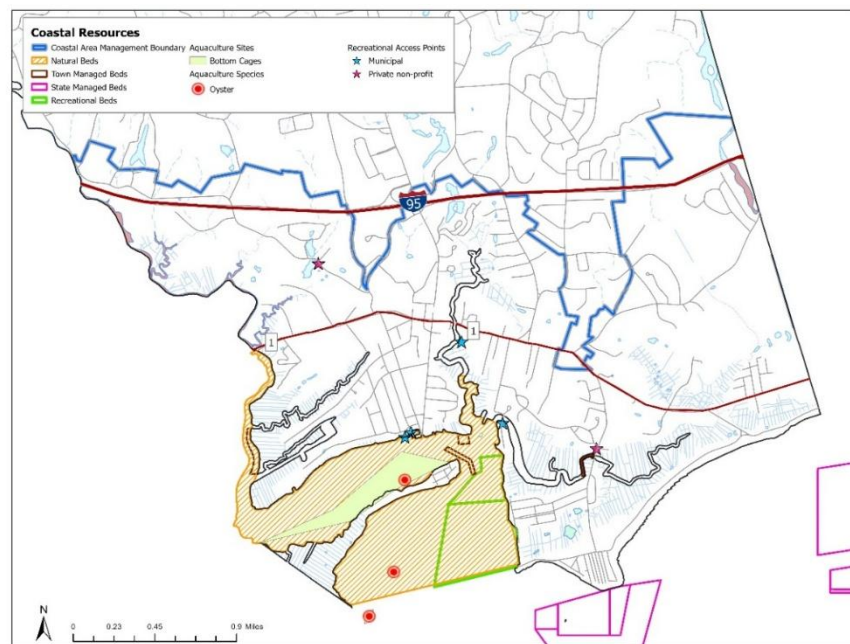


Figure 9 Coastal Area Management Boundary and Coastal Resources

Several of the strategies and actions identified in this POCD are directly aligned with coastal management, as required by the State statutes that guide POCD development in the communities along Long Island Sound. The goal to Promote Clinton's Vibrant Waterfront includes thirteen actions specifically tailored to the needs of the Town's unique waterfront and shoreline. These actions explore potential regulatory needs, access improvements, resilience needs, and harbor management strategies. Actions identified among other goals further support sound coastal management by way of natural resource conservation, stormwater management, education, and regulatory updates.

Natural Resources

Clinton hosts a diverse composition of natural resources including rivers, streams, forest, wetlands, marshes, and coastal habitats. Roughly 16% of the total land in Town is held as open space by the State, Town of Clinton Land Trust, and other entities; and approximately 10.5% of the Town's land area is currently undeveloped and in a natural state but not specifically designated as open space. These natural areas provide extensive recreational opportunities to residents and visitors, support clean drinking water, and act as habitat for wildlife.

According to Connecticut's Comprehensive Open Space Acquisition Strategy known as "The Green Plan," the State of Connecticut has set a goal of designating 21% of the State's land as open space by 2023. As of December 2024, it was estimated that 519,138 acres across Connecticut, or 77.11% of the State's total open space goal, had been protected. Since the 2024 calculation, hundreds of acres have since been protected, including the Clinton Land Conservation Trust and Town efforts to acquire the 23.57 acre Greystone Property on Killingworth Turnpike.

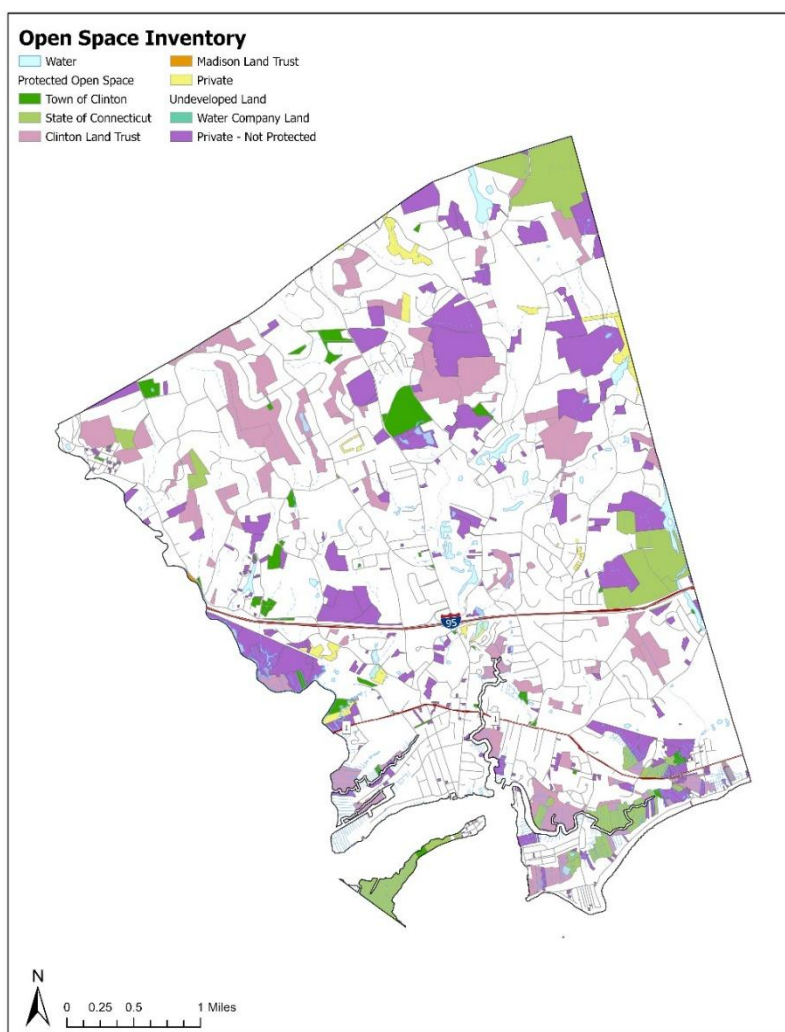


Figure 10 Open Space and Undeveloped Land Parcels

Critical habitats in Town include intertidal marsh and beach/shore. These habitats are considered rare and specialized wildlife habitats and represent locations that should be given special consideration in conjunction with other environmental and natural resource data. In addition, several areas in Clinton are identified in DEEP's Natural Diversity Database (NDDDB) which are areas that provide habitat to endangered or threatened species. The Town continues to balance natural resource conservation with the pressures of economic growth and development.

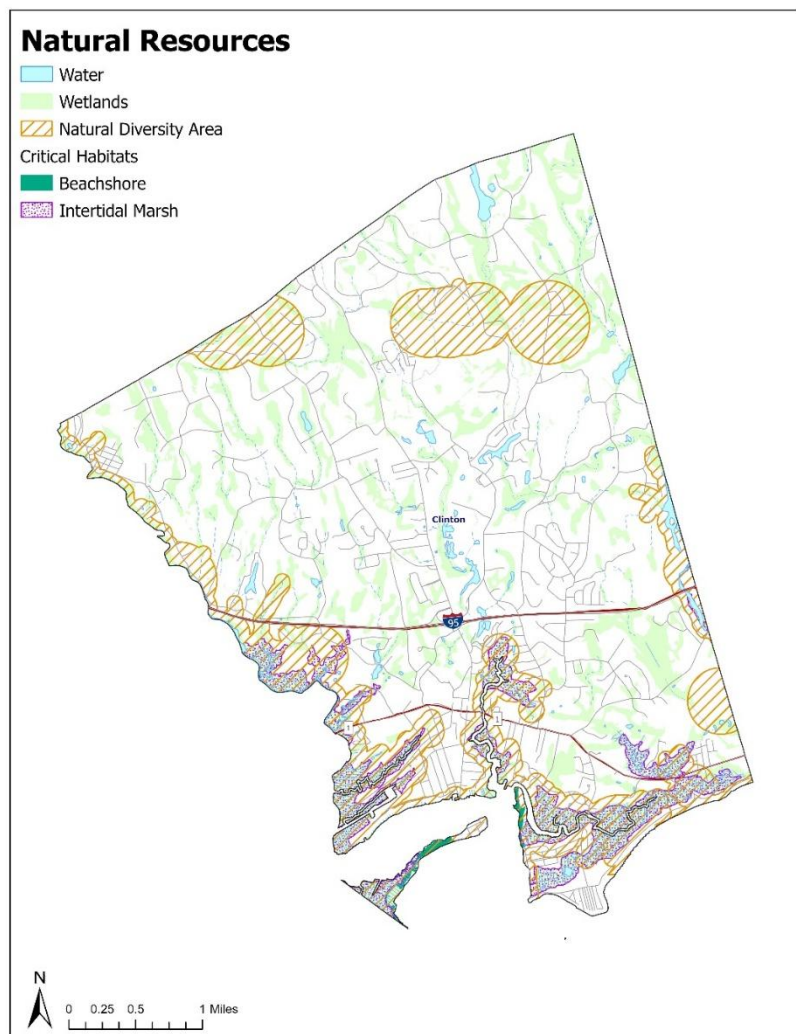


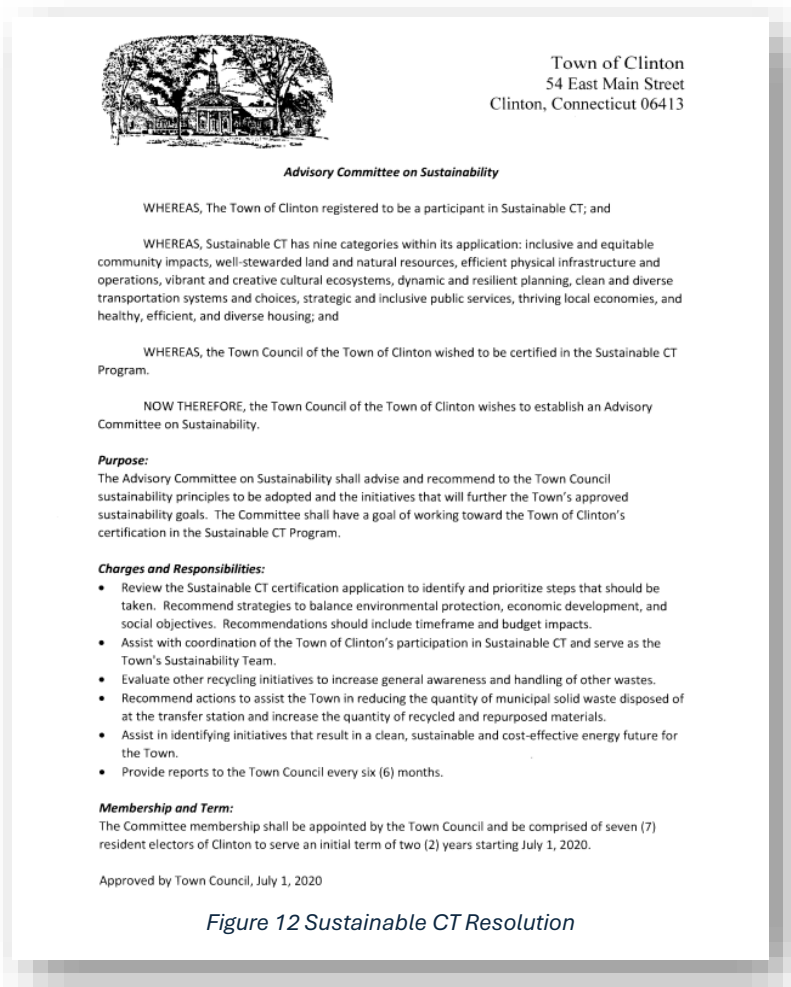
Figure 11 Natural Resources and Natural Diversity Database

Community Sustainability

In recent years Clinton has made great strides toward becoming a community invested in sustainable operations. In 2023 the Town became a Bronze certified community under the Sustainable CT program, receiving credit for actions under 13 sustainability categories. Actions broadly related to environmental, economic, social equity, and planning/management.

Some examples of sustainability actions Clinton has undertaken in the last ten years include:

- Library has implemented a program for sharing tools and items with the Library of Things,
- Library has planted a native plant reading garden in partnership with the Clinton Garden Club, and
- Library underwent a lighting upgrade to install energy efficient fixtures
- The police department has begun exploring the implementation of hybrid fuel source patrol vehicles.



Community Resilience

Over the years Clinton has experienced numerous natural hazard events including hurricanes, tropical storms, coastal floods, heat waves, and droughts. Most recently the Town collaborated with the Towns of Old Saybrook and Westbrook and the Borough of Fenwick on the Four Shore

Coastal Resilience Plan. The Town has consistently participated in the RiverCOG Hazard Mitigation Plan (HMP) in 2021 and the scheduled 2025-2026 update. In addition, the Town falls within the planning region for the Hartford-East Hartford-Middletown Priority Climate Action Plan (PCAP) and the Resilient Connecticut program deployed by CIRCA.

The Town of Clinton has historically integrated resilience concepts into development and planning and will continue to do so over the next decade and beyond. Future projects and planning considerations include in part:

- upgrades such as culvert upsizing or road elevations.

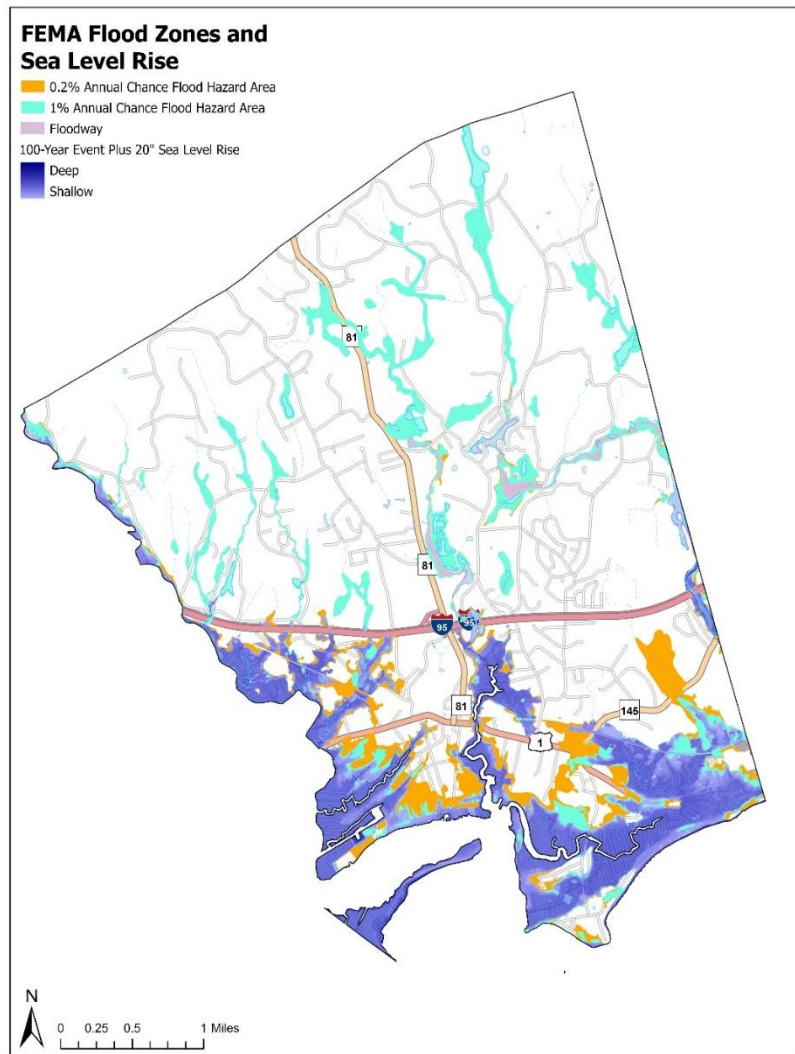


Figure 13 FEMA Flood Zones and 100-Year with Sea Level Rise

Clinton's Vision

In 2014, the POCD Planning Team developed a vision that honored Clinton's history, natural setting, and its people. The vision understood the opportunities available to the Town, and the need for leveraging these opportunities in order to continue to develop a vibrant coastal community. The 2025 Steering Committee worked to develop a vision that honors the work from a decade ago, while continuing to embrace change and the need for the Town growth. The vision for conservation and development from 2025 through 2035 is:

Clinton is a welcoming Town with a strong sense of community and a unique combination of natural and historic resources, services, and opportunities. Clinton is home to more than 13,000 people and hosts more than 4,000 local jobs in numerous employment sectors, while simultaneously providing a strong sense of connection to environmental, cultural, and maritime resources. Ten years ago, Clinton considered itself to be many things at the same time – “a traditional coastal village next to the harbor, a summer retreat, an industrial center, a quiet residential community, and a recreational shopping destination.” The community now embraces these characteristics as a uniform identity, making Clinton stand apart from neighboring towns.

Over the next ten years, the Clinton community foresees continued employment growth, a cultivation of arts and cultural activities, an emerging sense of connection between an evolving downtown Clinton and the waterfront, a desire for housing choices for a range of income levels that allow the workforce to live locally, development and redevelopment of specific areas that have long been identified, renewed focus on strategies for managing wastewater, and robust planning to make facilities, infrastructure, and the community as a whole, more resilient to floods and other challenges.

From 2025 to 2035 and beyond, Clinton will be open for business with a strong tax base while protecting its environmental, recreational, and cultural resources; expanding housing choices for all people; and investing in resilient services, facilities, and infrastructure. To realize these goals, the Town must embrace the choices ahead and appropriately react to market conditions, demographics, and infrastructure solutions if they change over the timeframe of this plan.

Future Land Use Plan

The Future Land Use Plan (additional materials found in Appendix B) depicts the land use policies for Clinton. The plan does not represent the Zoning Map for Clinton. However, the plan should help inform future zoning changes; and assist in determining conformance with the POCD for land use applications. Future revisions to the Zoning Map should reflect policies depicted in the Future Land Use Plan. The Future Land Use Plan shows the categories of land uses (e.g., residential, commercial, industrial) and, for some land uses, the map suggests the general intensities (e.g., low density and medium density).

The Future Land Use Plan should be consistent with the Town's vision statement expressed in this POCD; should reflect regional and state plans or should inform these plans; and should guide future investments and disbursement of funds from State agencies.

Furthermore, Clinton has an opportunity to utilize a primary node/secondary node/gateway/corridor structure in its Future Land Use Plan. This type of structure allows for the strengthening of downtown Clinton without taking away from the needs that are located east and west of downtown along Route 1, north of downtown along Route 81, and south of downtown in the marina/waterfront area.

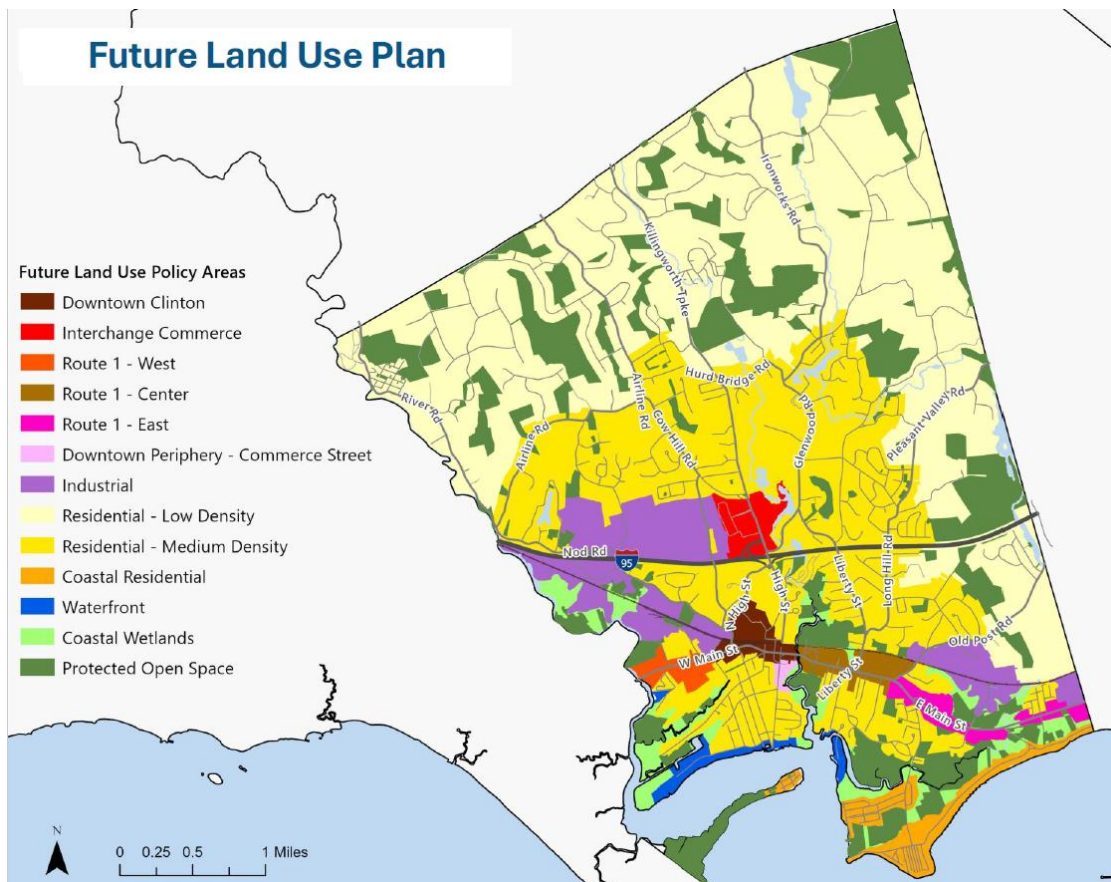


Figure 14 Future Land Use Plan Map

The plan, as shown in Figure 14 and Appendix B, is not a zoning map, but depicts areas throughout Clinton that share similar uses and intensities and can be targeted collectively going forward. The land use plan can help to inform future zoning changes, balance future development with natural hazard mitigation strategies, assist in determining conformance with the POCD for land use applications, and should overall be consistent with regional and state plans.

Downtown Clinton offers opportunities for mixed-use development and TOD-related activity, leveraging proximity to the Shoreline East passenger rail station. The former Unilever site is an example of ongoing redevelopment potential. Downtown Clinton is a priority area for infrastructure improvements such as sidewalks, complete streets, parking, and wastewater management strategies consistent with options in the Facilities Plan. Connections to the Clinton waterfront, West Main Street, East Main Street, and the interchange areas are important facets of Downtown Clinton. Furthermore, Downtown Clinton coincides with parts of four historic districts, the boundaries of the Clinton Arts District defined by the Arts District resolution in 2019, and segments identified in the Greenway/Blueway Plan. This concentration of activities and uses is supported by the Goal “Reinforce Downtown Clinton as the Community’s Civic and Local Business Center.”

Downtown Periphery is a relatively limited land use oriented along Commerce Street, overlapping with the northern part of the Commerce Street Historic District. This is a transitional area between Downtown, residential neighborhoods to the south, and the waterfront. This area represents a step-down in intensity compared to Downtown Clinton and supports residential uses and lower intensity commercial uses, many of which are in former residential structures. Designation as a future land use, while limited, will help protect the unique characteristics of this corridor while facilitating the key connectivity between Downtown and the waterfront.

The Waterfront encompasses Clinton Town Beach and water-dependent uses such as marinas. The waterfront is a regional draw to Clinton. Its proximity to the downtown area is somewhat unique among shoreline communities. This land use supports maximizing opportunities for public access to the shorefront, especially where non-water-dependent uses may occur. This concentration of activities and uses is supported by the Goal “Promote Clinton’s Vibrant Waterfront.”

The Route 1 Corridor is divided into three segments:

- **Route 1 West** is west of Downtown and extends to the Madison town line. This corridor consists of a mix of greenfield, infill, and redevelopment opportunities. This area has a business focus, with some potential opportunities for residential and mixed-use development. This area is located on a key connectivity corridor between Downtown Clinton and Hammonasset Beach and serves as one of the Town's major gateways. This is an area where streetscape, bicycle, and pedestrian improvements should be prioritized.
- **Route 1 Center** is immediately east of Downtown. This corridor aligns with Town's historic village center and consists of a mix of housing and business uses. This corridor is walkable to Downtown and, for most residents, is considered part of the larger "Town Center" area. This corridor has a smaller scale and less auto-centric feel in its existing development than Downtown and contains many historic structures. Opportunities may be present for infill and adaptive re-use at appropriate scales.
- **Route 1 East** extends from Route 145 to the Westbrook town line. This corridor is more autocentric in nature and supports strip style development. There are some underutilized "big box" spaces with redevelopment potential, which may present opportunities for mixed-use development. Coastal flood zones and wastewater management limitations need to be considered as part of redevelopment efforts. This area forms the Town's primary eastern gateway and, like its western counterpart, is an area where streetscape, bicycle and pedestrian infrastructure should be prioritized.

Interchange Commerce is the area encompassing Clinton Crossing and the Indian River Shops. This area has direct access to I-95 and has emerged as a regional retail and business center. Sidewalk connections to other neighborhoods and connectivity to Downtown Clinton are important future efforts. The Town should support opportunities for mixed-use, higher density development if any commercial uses become obsolete in the timeframe of this POCD.

Industrial land uses will largely encompass existing industrial zones, except for a few areas along Route 1 and within tidal wetland systems. The Town's priorities for these areas should be light industrial, manufacturing, and some commercial uses. Heavy industrial land uses are not a priority for the Town. Some greenfield development potential is located north of I-95. In an effort to increase accessibility, the Town should work with CTDOT to explore opportunities to better connect industrial areas to I-95 and also work to capitalize on the existence of rail spurs which connect various parcels to the rail line. Industrial areas are supported by the Goal "Position Clinton for Economic and Grand List Growth." However, the proximity of industrial land uses to residential areas and to tidal wetlands will continue to require close attention and the use of appropriate buffers and separations.

The **Coastal Residential** land use designation represents existing higher-density neighborhoods near the shorefront such as Shore Road, Hammock Parkway, Beach Park Point, Harbor View, and Cedar Island. This is an area with small lot sizes and ongoing wastewater management challenges that are anticipated to continue. These neighborhoods will continue to address coastal flood hazards. New development, if proposed in coastal residential areas, would need to be mindful of scale and directly address wastewater and resilience challenges.

Medium Density Residential encompasses areas mostly served by public water systems, with a few exceptions. This area is, and will continue to be, predominantly single-family homes. However, there may be some sites that could support more diverse housing types. These sites should be located where public water service is available, soils are suitable for on-site wastewater management, and on located major roadways. Proximity to Downtown Clinton could be an additional factor for considering new housing types in this area.

Low Density Residential encompasses the lowest density zones (R-60 and R-80 in the current zoning map) that are located on periphery of the community, furthest from the Downtown. This is an area that consists of single-family homes, open space, and undeveloped land. Lack of sewer and public water infrastructure limit development intensities. Most of Clinton’s undeveloped land is located in this area, presenting an opportunity for some new single-family development. The Town should encourage new conservation subdivisions or similar methods that maximize open space set-asides and improve linkages between open space areas. This is a priority area for conservation and future open space acquisition efforts.

Protected Open Space includes tidal wetlands, riverine flood zones, forested corridors, and other natural resources that provide recreational opportunities to Clinton residents and protection of the Town’s natural systems. These Future Land Use Plan areas are supported by the goal “Protect and Enhance Open Space, Natural Resources, and Historic Areas.”

Consistency with Other Plans

State Conservation and Development Policies Plan: The locational guide map in the State Conservation and Development Policies Plan for Connecticut (2024) identifies Clinton center as a “Local Activity Zone.” Local Activity Zones have a higher concentration of commercial activity and some civic and cultural uses. “Suburban Activity Zones” surround Clinton’s Local Activity Zone, representing a combination of commercial, transportation-related, and civic uses. The presence of a Local Activity Zone in Clinton may provide Clinton with a competitive advantage over the other shoreline towns for attracting new businesses and investments.

- In the Clinton Future Land Use Plan, the future land uses that coincide with the Local Activity Zone are Route 1 West, Downtown, Downtown Periphery, Route 1 Center, Medium Density Residential, Interchange Commerce, Waterfront, and Industrial.
- The future land uses found in the Suburban Activity Zone are Route 1 East and Coastal Residential, along with Medium Density Residential and many of the Industrial areas.
- The Low Density Residential areas of Clinton are largely aligned with the undesignated area on the State Conservation and Development Policies Plan for Connecticut.

Therefore, the locational guide map and the Clinton Future Land Use Plan are considered consistent with one another.

Regional Plans: RiverCOG supports a Regional Plan of Conservation and Development (RPOCD, effective 2021-2031) and a TOD Vision Plan.

- The RPOCD utilized an overlay of composite layers to develop potential future land uses. In Clinton, clusters of economic activity and employment mapped near and along major transportation corridors are coincident with the Future Land Use Map designations for Route 1 West, Downtown, Route 1 Center, Route 1 East, some Industrial areas, and Interchange Commerce.
- Clinton is one of four RiverCOG municipalities highlighted in the TOD Vision Plan. The Downtown designation in the Future Land Use Plan is consistent with the TOD Vision Plan.

Therefore, the RiverCOG RPOCD, future land use map, and Clinton Future Land Use Plan are considered consistent with one another.

Emerging Resilience Concepts: In addition to its somewhat unique recognition in the State’s locational guide map, Clinton fits the resilient hub-and-spoke concepts that are starting to be recognized in Connecticut and other states. Specifically, Downtown Clinton contains TOD potential that is not in a flood zone, with unbroken connections northward along Route 81 to I-95. Notwithstanding the flood challenges associated with the Indian River, resilient corridors with dry access can be drawn north-south along Route 81 and west-east along a segment of Route 1, with TOD potential and an existing cluster of businesses at the node where these corridors meet. These characteristics, combined with the State’s locational guide map, the goal statement about Downtown Clinton, and the action about considering a “resilience improvement district” will all help support the Town’s “whole community” resilience efforts and strengthen future downtown opportunities.

Reinforce Downtown Clinton as the Community's Civic and Local Business Center



There is a resounding consensus throughout the community that Clinton's Downtown is an asset to the community that should be prioritized for investment to develop a lively Downtown for residents and visitors. Because of this, the Town has committed to identifying actions to **Reinforce Downtown Clinton as the Community's Civic and Local Business Center**.

In order to advance this goal, there are a number of challenges that need to be addressed, such as parking limitations, wastewater infrastructure needs, fostering small-business community relationships, and regulatory changes that need to be considered to create a mixed-use and accessible downtown.

AND THE COMMUNITY SAYS...

Clinton is a great place to live because "Clinton isn't a town it's a **community**. Our diversity, our education, our sports, is what I grew up on and have thrived on as an adult."

One of the Town's challenges is "**Unifying downtown** to have character, walkability, opportunities, and curb appeal."

Create and Maintain Infrastructure that Supports a Vision for Downtown

DT-1. Strengthen streetscapes and visual connections along West Main Street, with priority between Grove Street and Pearl Street.

- In an effort to promote downtown activity, particularly by pedestrian traffic, the Town should focus on improving streetscapes and connections along West Main Street leading to the Main Street/Downtown area. This includes improving the “feel” of the corridor by upgrading components such as building facades, sidewalks, landscaping, lighting, public art, and roadside furniture. The Town should prioritize segments that are nearest to the core of Main Street, such as the segment of West Main Street between Grove Street and Pearl Street, to create cohesive connections. This action could be executed in tandem with action DT-2. Note that this part of West Main Street does not overlap with one of the historic districts.

DT-2. Improve aesthetics and appearances of public spaces and encourage businesses to do the same relative to their facades and public facing spaces.

- Similar to DT-1, this action is focused on improving the feel of downtown to make it a more cohesive and inviting neighborhood and destination for locals, business employees, and visitors to frequent. Part of this action may include incentives for upgrading properties, with the goal of increasing a sense of pride in ownership among property owners. This action can be executed in tandem with the design standards action DT-14 below.

DT-3. Conduct a parking inventory followed by a study to inform conversations on shared parking arrangements between private property owners and identify solutions.

- In an effort to increase visitation to the downtown area, parking challenges and limitations, whether real or perceived by residents and visitors, need to be addressed. In order to properly address the needs and the existing parking availability, an inventory and study should be conducted to identify the current and future needs. Following the study, the Town should Consider tools such as establishing public parking easements and developing a shared parking plan. This effort can be executed in tandem with DT-4.

DT-4. Improve signage and wayfinding for public parking, beginning with public facilities (Town Hall, Pierson School, Train Station, and others)

- A frequently expressed frustration among business owners and residents involves the challenges related to parking in the downtown, including a perception of poor signage and directions as well as limited spaces. These challenges have reportedly deterred business development and impeded traffic flow to existing businesses. The Town should explore opportunities to further promote existing parking and seek opportunities for increasing parking whether this is on municipal property or via agreements with other landowners. Signage and wayfinding are key parts of this action. Depending on the outcomes related to the potential relocation of the Fire Department, new public parking spaces on that property could be a central part of these parking-related improvements.

DT-5. Modernize stormwater infrastructure to improve resilience to intense rainfall events.

- The public and private development and redevelopment envisioned for Downtown Clinton may cause changes in land cover, which can translate to increased stormwater volumes or a change in stormwater drainage patterns. To ensure that any downtown project minimally increases stormwater volumes, and ideally reduces volumes and rates of runoff, the provisions of the updated Connecticut Stormwater Quality Manual and other emerging stormwater management techniques should be promoted and incorporated wherever feasible. Improvements may include green infrastructure, pervious pavement applications, and other low impact development strategies. When possible, disconnect stormwater systems from outfalls that are submerged in tidal waters to reduce future sunny day flooding associated with very high tides. Overall, ensure that any stormwater related regulatory changes made as part of EG-1 support this action and consider the protection of natural resources by way of action OS-10.

DT-6. Identify a preferred wastewater management strategy for Downtown Clinton, considering the facilities plan recommendations, costs, and benefits to development/redevelopment opportunities.

- The Clinton Facilities Plan (Amended through 2021) identifies existing wastewater conditions and challenges, and potential options and solutions for the Downtown West, Downtown Center, and Downtown East study areas. As development and redevelopment occurs downtown, the Town must consider wastewater needs and leverage opportunities to implement new management

strategies, while considering the findings of the Facilities Plan. Balancing factors such as cost, feasibility, and existing and future needs should be a priority. This action complements action RI-14. Note that RI-13 (consideration of a resiliency improvement district) could be a potential source of future funds for wastewater improvements in the context of resiliency.

DT-7. Support the activation of Post Office Square as a flexible central public space including pedestrian wayfinding enhancements to connect it with Central Ave and Hull Street, as identified in the RiverCOG TOD Vision Plan.

- The (TOD) Vision Plan evaluated different levels of TOD planning to enhance multimodal connectivity and promote walkable, compact, and mixed-use development associated with the RiverCOG region's Shore Line East stations and the Middletown bus terminal. Improvements to Post Office Square were discussed and promoted in this plan as key components of enhancing Downtown Clinton's TOD potential.

DT-8. Advance the "East Main Street Indian River Crossing" and "Town Hall and Fire Department" projects identified in the Four Shore Coastal Resilience Plan.

- The Four Shore Coastal Resilience Plan recognizes the most challenging coastal flood risks for the Town of Clinton to address. These two keystone projects in the Four Shore Coastal Resilience Plan (of the six identified in Clinton) are situated in the Downtown area. They consist of "bundles" of resilience measures for consideration including enhanced stormwater management, box culvert/bridge upsizing, road elevations, and managed retreat (for the Fire Department site). The Town should seek funding to advance these concepts as standalone resilience projects or in conjunction with larger neighborhood-scale efforts; or evaluate the feasibility for integrating concepts into other projects that do not originate as resiliency projects (e.g., future DOT work along Main Street). The Route 1 bridge at Indian River has been identified by SHPO as a contributing factor to the Clinton Village Historic District; this characterization must be considered during any redesign. Overall, this action supports the RiverCOG Hazard Mitigation Plan update, and additionally complements actions RI-8, RI-16, and RI-17.

DT-9. Support the “resilient hub” concept for downtown.

- While the Downtown area already is home to several community-serving facilities such as the Town Hall, the Town should continue to explore opportunities for enhancing, expanding, updating, and creating new spaces. These spaces could serve as emergency shelters, extreme temperature respite locations, supply distribution sites, and sources of community preparedness information. Note that RI-13 (consideration of a resiliency improvement district) could be a potential source of future funds for public safety improvements in the context of resiliency.

Resilient Hub: A concentration of community-serving facilities that support residents by coordinating and supplementing resource distribution and services before, during, and after natural hazard events. Resilient hubs are connected to resilient corridors like Rt 81.

Build Critical Mass in Downtown Clinton

DT-10. Work with the Economic Development Commission (EDC) and other partners to create an attractive environment for anchor businesses.

- The Town should continue to work with and support the EDC’s efforts in business development to attract a well-established, point of attraction, anchor business. These efforts will likely need to coincide with a number of actions DT-1, DT-2, DT-4, DT-6, DT-12, and DT-21. To attract an anchor in the downtown core, Clinton will need improved wayfinding and parking, future-facing wastewater facilities, and increased residential populations in close proximity. Connections to adjacent neighborhoods are needed to provide consistent traffic to potential anchor businesses that are located downtown, as well as existing anchor businesses east of downtown such as Stop & Shop.

Anchor Business: A business or other entity that draws different kinds of traffic and benefits the surrounding businesses. A grocery store is a typical example; grocery shoppers might visit a few shops in the same plaza because they are already there. A downtown anchor business example is Page Hardware in Guilford.

DT-11. Prioritize, plan and take an active role in redevelopment efforts at Unilever; this is a key property for supporting many of the Town's goals.

- The former Unilever property has been targeted for major redevelopment to include housing, retail, and recreational facilities. Phase 1 of the redevelopment has been completed, with subsequent Phases yet to begin. With the Unilever property offering some of the largest redevelopment opportunities in Clinton, the Town should play an active role in ensuring the property is redeveloped to support TOD and connections to Downtown.

DT-12. Grow residential population through appropriately scaled mixed use and residential development, leveraging proximity and opportunities that the train station provides.

- Existing housing in the Downtown area is perceived to be limited; therefore, the Town should explore mechanisms to grow the residential population in Downtown Clinton. This should occur as part of action EG-1 to ensure regulations allow the appropriate development. This action complements actions HO-1 and HO-4, as well as those in the Infrastructure goal.

DT-13. Continue supporting the conversion of the Pierson School to senior housing and identify other potential sites for future housing.

- The conversion of the Pierson School is projected to include 50 senior affordable housing units and a publicly accessible senior center. This project addressed the townwide need for senior housing as well as senior resident resources; therefore, the Town should continue to support the project, while exploring options for future housing redevelopment. This action complements several actions including DT-9, DT-12, HO-1, HO-4, and HO-8.

Provide Consistent, Flexible, and Adaptable Regulations

DT-14. Consider adopting consistent site design standards across zones along Route 1 to improve visual cohesion.

- In an effort to support improved aesthetics downtown, attracting an anchor business (DT-10), and to further support actions such as DT-1 and DT-2, the Town should consider site design standards within the future land use policy areas of Downtown Clinton, Route 1 West, Route 1 Center, Route 1 East, and Route 1 Industrial areas. Site standards could consider consistent standards across all areas where appropriate, with cohesive area specific standard where needed.

DT-15. Review lot size and setback requirements for the TOD Overlay Zone and modify as appropriate to encourage redevelopment.

- Lot size and setback requirements in Downtown Clinton – specifically, in the TOD area – may constrain development that is desired over the timeframe of this POCD. The PZC should review requirements of Section 26 of the Zoning Regulations (or its replacement) from time to time to ensure that the desired development is occurring and ensure that lot size and setback requirements are not deterring businesses and supportive activities. As an alternative, requirements can be reviewed in connection with a comprehensive Zoning Regulations revision process. The PZC should likewise consider expanding the eligibility radius for properties fronting arterial roadways; and consider form-based approaches in lieu of some lot size and setback requirements.

Support Growing the Arts District

DT-16. Increase awareness and involvement for seasonal events and festivals.

- The Town should continue to foster relationships with organizations in Clinton to further promote and enhance seasonal events and festivals. Connections include, but are not limited to, the Clinton Placemakers, Clinton Art Society, and Clinton Arts Council. Consider charging a commission with maintaining these relationships such as the Economic Development Commission.

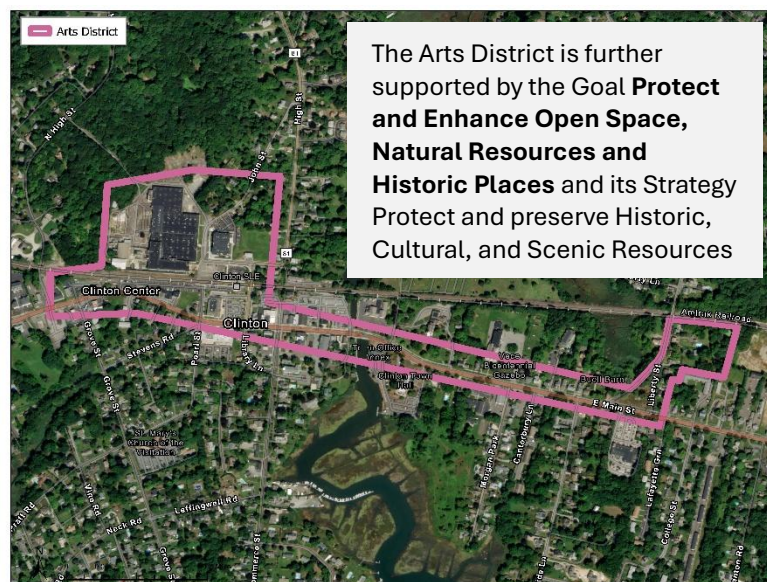


Figure 15 Clinton Arts District Boundary

DT-17. Engage the arts community to expand public art and performances.

- The Town should continue to collaborate with and support organizations in town that promote the arts and events such as the Clinton Placemakers and the Clinton Arts Council. This action complements DT-2.

DT-18. Leverage the arts as a key element of Clinton's identity and branding for tourism, economic development, and community engagement.

- Work with local businesses, commissions, and organizations to utilize the existing arts community to further enhance the opportunities already available in town.

Enhance Connectivity between Downtown Clinton and Other Activity Centers

DT-19. Support Clinton's Bike and Pedestrian Alliance Committee's Master Plan.

- The Town must integrate components of the Master Plan, when feasible, both Downtown and in other areas. Supporting this plan will enhance the alternative transportation network in Town and supports several actions including VW-3, RI-1, and RI-2.

DT-20. Improve connections to Route 81/Interchange area and the waterfront, leveraging Downtown's central location.

- Strategies for improving connections between Downtown Clinton and the waterfront might include increasing signage to direct visitors, promoting and encouraging walking and biking with comfortable and safe walking and biking routes, improving the aesthetics along routes, encouraging TOD, or promoting safer streets. Similar strategies may be used to improve connections between Downtown Clinton and the interchange area. This action complements actions DT-10, and should consider actions EG-11, VW-2, RI-1, RI-2, and RI-20.

DT-21. Strengthen connections between Downtown Clinton and surrounding residential neighborhoods.

- The Town should seek to strengthen connections by way of visual and aesthetic upgrades, improve alternative transit corridors to encourage walking and cycling, and maintain and improve existing infrastructure. Strengthening connections can also include targeted development and redevelopment to create safe, walkable neighborhoods that connect downtown to residential areas.

DT-22. Strengthen Route 1 corridor east-west connections with neighboring towns.

- Certain stretches of the corridor have been identified by the community as areas needing attention specifically due to vacant buildings and parcels. By focusing on redeveloping these properties, and strengthening streetscapes along this route, the Town will create inviting corridors with neighboring towns which lead to the Downtown and the waterfront.

Position Clinton for Economic and Grand List Growth



Communities across Connecticut are changing as retail trends shift, housing markets fluctuate, and job opportunities shift among sectors. Many Clinton residents have prioritized a return to a business profile that includes a variety of commercial and light industrial land uses outside of downtown Clinton, as well as the envisioned critical mass of businesses in the downtown area. To achieve these changes, the Town needs to consider the modernizations and changes needed to **Position Clinton for Economic and Grand List Growth**. These strategies include ensuring regulatory mechanisms promote growth, filling vacant and underutilized parcels and properties, and supporting business growth.

AND THE COMMUNITY SAYS...

Clinton is a great place to live because “Clinton has a lot to offer for such a little town. It’s **tiny but mighty**. It has a beautiful shoreline between the marina area and the town beach. The historical aspect of Clinton is extremely unique with the historical buildings downtown, such as the Stanton house. Activities such as kayaking, shopping at the outlets, and events such as fireworks and Christmas in Clinton are assets and activities for townies as well as for out-of-towners.”

One of the Town’s challenges is “Preserving the small town atmosphere while generating a reasonable tax basis.” and “Cleaning up Clinton and bringing in **business** and **housing** would make Clinton even better than it is now.”

Ensure That Regulatory Mechanisms Promote Sustainable Growth

EG-1. Conduct a comprehensive review of land use regulations and update the regulations to make them more user friendly and streamlined.

- Clinton's land use regulations include the Zoning Regulations, Subdivision Regulations, and others (e.g., Aquifer Protection) that guide development. The Zoning Regulations have been reviewed and amended many times since 1965; however, the regulations would benefit from a comprehensive review to consider modernizations and revisions. This review should include related land use regulations to ensure consistency. A review and update of Zoning Regulations should incorporate the actions and future land use plan in this POCD.

EG-2. Regularly review Zoning and other land use regulations to ensure they function efficiently.

- Once a comprehensive review and update is completed, the Town should ensure that the existing review process promotes a regular review of zoning and land use regulations to ensure they are functioning efficiently, working toward the vision and goals laid out in the POCD and not contradicting them.

EG-3. Ensure proposed land uses along certain focus areas (i.e., along or near Route 1, industrial zones, etc.) avoid conflicts with flood hazard areas and/or at-risk properties.

- Flood damage prevention criteria and regulations are incorporated into the State Building Code (administered locally) and the Town's Zoning Regulations, respectively. While this two-pronged approach is typical in Connecticut for regulating development in flood zones, the PZC can take additional steps to ensure that proposed land uses do not result in unmanageable risks to people and infrastructure. For example, the Town could require that mixed use developments in flood zones incorporate extra precautions to protect future residents. Additional examples can be found in the Four Shore Coastal Resilience Plan and the State model flood ordinance. This action could be accomplished if the Zoning Regulations are updated.

Leverage Existing Underutilized Properties to Promote New Uses and Business

EG-4. Support the re-use of obsolete commercial and industrial sites.

- The Town should work with potential developers on redeveloping commercial and industrial sites that are underutilized or no longer in operation. Areas of focus might include the Route 1 corridor, Nod Road industrial areas, or those properties that contain existing rail spurs. Transportation improvements should support redevelopment; for example, Nod Road could be reviewed by DOT for a new interchange with I-95. Re-use of commercial and industrial sites should not contradict the future land use plan. Actions DT-14, EG-3, EG-9, and OS-9 in this plan are related.

EG-5. Prioritize the redevelopment of vacant sites, especially those along the Route 1 corridor.

- In an effort to support re-use of vacant buildings or sites (EG-4), the Town should identify and prioritize specific vacant parcels for redevelopment. This might include developing or leveraging incentives, working with developers, and streamlining the application process.

EG-6. Support industrial development within existing industrial zones (and industrial areas depicted in the Future Land Use Plan) while maintaining appropriate buffers from residential uses.

- As noted in the future land use plan, light industrial development and manufacturing land uses in Clinton may help re-balance the Town's tax base and alleviate the residential tax burden. The Town must maintain appropriate buffers (separations) between industrial and residential uses as there appears to have been an intermix of uses over the years, causing some unanticipated conflicts. Buffers should consist of lateral space and/or appropriate vegetation within existing parcels.

EG-7. Implement recommendations from Connecticut Main Street Assessment

- The Assessment identifies several fundamental, intermediate, and advanced actions to increase the Main Street experience. The Town should collaborate with the Economic Development Commissions and other organizations and business owners to implement recommendations. Focus should be on the eight actions recommended for immediate implementation, with emphasis on those that work to increase business diversity and invite new business to Town. This

action supports the goal “Reinforce Downtown Clinton as the Community’s Civic and Local Business Center” and many of the actions within the strategy “Build Critical Mass in Downtown Clinton.

Support Diverse Mechanisms and Resilient Infrastructure to Promote Local and Regional Employment Development and Business Growth

EG-8. Support the continuation of workforce development programs, aligning them with local and regional employment sectors and industries.

- The Town should continue to support education and workforce training programs such as the Morgan High School Early College Advanced Manufacturing Pathway (ECAMP), and support business development in Town that leverages this or similar programs.

EG-9. Encourage the development of a continuum of spaces and sites to support businesses throughout their lifecycle (start-up spaces and industrial spaces of different sizes).

- Leveraging the future land use plan, the Town should work with developers and landowners to develop or redevelop properties that offer multi-sized spaces and sites. These could sometimes be referred to as flex spaces, industrial or commercial parks, or enterprise centers.

EG-10. Promote entrepreneurship and nurture development of “local home-grown” companies and businesses.

- The Town should work with local business organizations and develop mechanisms that promote and support the development of locally grown companies and businesses. This may include identifying roadblocks that currently prohibit development, fostering relationships with local entrepreneurs, and working with property owners to understand needs. This action complements EG-7 and the success of EG-9 may further support this action.

EG-11. Implement concepts from the Thriving Communities TOD study.

- The RiverCOG’s TOD Vision Plan was developed with the goal of enhancing multimodal connectivity while promoting walkable, compact, and mixed-use development in Clinton and neighboring shoreline towns. The Plan addresses local and regional opportunities for TOD planning. The Town should consider these concepts when pursuing development within one mile of the train station and along bus routes.

EG-12. Explore the potential and feasibility to advance the “Meadow Road Area Improvements” identified in the Four Shore Coastal Resilience Plan

- This keystone project in the Four Shore Coastal Resilience Plan (of the six identified in Clinton) addresses flooding in the Meadow Road area. The Meadow Road improvements may include road elevation, natural shoreline/marsh fortifications, and culvert widening. These improvements could be explored for implementation together as a resilience effort, or independently when pursuing funding or implementing other projects.

EG-13. Support local businesses with the development of disaster recovery plans.

- As recommended in the Main Street Assessment (EG-7), the Town should support local businesses with the development of disaster recovery plans. These plans could include resources for post-disaster remediation, communication strategies, and funding sources for business development.

Promote Clinton's Vibrant Waterfront



Clinton has a close, historically important relationship with the waterfront. Early commerce focused on shipbuilding and fishing, and early trade route captains called Clinton home. Clinton remains a seafaring community in which residents are proud of its maritime history. This POCD identifies strategies in which the Town can further **Promote Clinton's Vibrant Waterfront**.

The waterfront is a local and regional asset and should be promoted as such. However, the Town needs to consider the balance between supporting water-dependent uses, potential redevelopment, and natural resource conservation while making the shoreline accessible to all residents and supported by resilient infrastructure.

AND THE COMMUNITY SAYS...

Clinton is a great place to live because "Being on the shoreline is great. The **town beach** is **wonderful** for activities such as sailing or even viewing a sunset."

One of the Town's challenges is "At the **beach** and **marina** areas - I would like to see a little more **cohesiveness** to tie those areas into **downtown** area access with opportunities for kayaking, boating, tours, and nature or birdwatching excursions."

Create an Accessible Waterfront Destination for Residents and Visitors

VW-1. Highlight the vitality of the waterfront through coordinated planning and promotional efforts.

- The waterfront area is comprised of several local and regional attractions including boat launch, restaurants, and marinas. The Town should leverage the presence of these assets and highlight the waterfront through promotional efforts. This could be executed in conjunction with DT-10, DT-16, or potentially OS-11 which is also an action targeted at promoting the Town's assets and identity. Increased activity along the waterfront also relies on the success of solving parking related challenges and therefore actions such as DT-3, DT-4, DT-20, and VW-3 should be considered for implementation due to their influence on parking and waterfront access.

VW-2. Look for opportunities to enhance public access to the waterfront (expanded public parking, additional amenities on Town-owned properties, etc.)

- The Town should continue to seek opportunities for enhancing waterfront public access of all kinds including viewpoints, beaches, and kayak or boat launches. This could be achieved by way of adding amenities to municipal properties, development provisions, or securing easements. This action complements EG-1 and VW-8.

VW-3. Strengthen bike and pedestrian connections to the Waterfront along Grove Street and Commerce Street, leveraging parking and amenities in the Downtown.

- In an effort to create a more interconnected Clinton community, the bike and pedestrian routes leading from downtown to the waterfront should be strengthened by way of infrastructure maintenance and upgrades, aesthetic improvements, wayfinding, and safety improvements. This action complements DT-4, DT-19, DT-20, and RI-2.

VW-4. Support the Clinton Shellfish Commission's mission in managing the Town's shellfish resources.

- The Shellfish Commission works to appropriately manage the shellfish resources in the harbor and three river estuaries in Clinton. Proper management of these resources can increase ecological health and increase recreational and commercial shellfishing operations in the community. The Town should continue to support this mission to foster ecological health, recreational opportunities, and commercial activities. This action complements OS-8 and VW-13.

VW-5. Explore opportunities to advance the concepts identified in the Clinton Green/Blueway Plan.

- The Clinton Green/Blueway plan has identified several proposed actions to advance concepts throughout town including signage and roadway stenciling. The Town should explore opportunities for advancing these actions, particularly if they coincide with other planning and redevelopment efforts. This action complements DT-20, RI-1, and RI-2.

VW-6. Support the Parks and Recreation Department in the exploration of erosion impacts and restoration needs at the Town Beach.

- The Parks and Recreation Department has identified the need to explore long term erosion risks and potential restoration strategies at the Town Beach. With the Town Beach serving as one of the most important community assets, the Town should support the Department's efforts.

VW-7. Support the Town Marina in improving accessibility and infrastructural upgrades including dredging.

- The Town Marina is an integral component of the Clinton Harbor, therefore maintaining and improving the accessibility and infrastructure is vital to ongoing success. The Town should continue to support the Marina's operations, and pursuance of upgrades including dredging, over the next ten years. This action complements VW-11.

Support a Resilient Waterfront Through Strategic Planning and Investment

VW-8. As part of comprehensive regulation review, explore adding provisions for increased public access as part of non-water dependent development.

- In conjunction with action EG-1, the Town should explore regulatory mechanisms that will increase or enhance public access opportunities when existing occupied or developed waterfront properties are expanded or redeveloped. The Town should ensure that some opportunities will add more locations whereas others will diversify types of uses (e.g. walking along the shorefront vs. small boat entry points).

VW-9. Continue to support and prioritize water-dependent uses, while providing some development flexibility in adjacent areas.

- Water-dependent uses support Clinton’s strong maritime history, spur economic activity, and tend to be more resilient than non-dependent uses. The Town should continue to prioritize these uses in the waterfront areas. In addition, because the waterfront is a regional draw for visitors that will increasingly need services, the Town should consider supporting alternative non-water dependent use development in the areas adjacent to the Marine District that may not touch Long Island Sound directly.

VW-10. Support resiliency initiatives (structure elevations, infrastructure investments, etc.).

- The Four Shore Coastal Resilience Plan and the RiverCOG Natural Hazard Mitigation Plan identified numerous measures that could be taken along the waterfront and other areas with coastal flood risks to protect private properties, Town-owned properties, and community infrastructure. Property owners can elevate residential structures and floodproof nonresidential structures. Marinas can raise and protect moorings and docks, anchor utilities, and elevate equipment. Roads can be elevated slightly to reduce sunny day flooding. These types of measures should be supported by the Town through regulatory approvals, technical assistance, and (for public property and infrastructure) through capital improvements to improve community resilience.

VW-11. Support the implementation of the Harbor Management Plan recommendations

- The 2024 Harbor Management Plan vision encompasses eleven goals regarding active Town management of the plan, recreation, natural resource conservation, community character preservation, resilience, and education. Most of the goals and recommended strategies in the Plan align with the POCD goals, strategies, and actions. This action complements many other including VW-9, VW-4, VW-2, VW-7, and OS-8.

VW-12. Explore the potential to advance the “Grove Street Area, Town Dock, & Riverside Drive” and “Clinton Town Beach” projects from the Four Shore Coastal Resilience Plan.

- These two keystone projects in the Four Shore Coastal Resilience Plan (of the six identified in Clinton) are in the waterfront area. They consist of “bundles” of resilience measures for consideration including enhanced stormwater management, structure elevations, road elevations, natural shoreline fortification, dune management, and beach restoration. The Town should seek funding to advance these concepts as standalone resilience projects, or

possibly in conjunction with larger neighborhood-scale efforts. This action complements VW-6, OS-8, and RI-8.

VW-13. Promote low impact development throughout Town to improve stormwater quality in the Sound.

- Low impact development (LID) strategies consisting of green infrastructure, stormwater detention/retention, green roofs, landscaping techniques, and other strategies can be implemented on residential, commercial, or industrial properties; therefore, the Town should promote these options as part of development and redevelopment projects. The town should consider implementing a formal mechanism to distribute information on the importance of LID and consider incentive programs for development projects of a certain size. This action supports VW-4, OS-8, and OS-9.

Diversify Housing Opportunities for All



Clinton is comprised predominantly of single-family homes suitable for family age groups, which as demographic trends have shown, is not the growing population in town. In recent years the Town has seen the greatest percent growth in populations aged 65 years and over (967 residents or 48%), with approximately 23% of Clinton's population aged 60 or over as of 2020; nearly half of single-person households consist of someone age 65 or older. Clinton, like communities across the state and nation, has seen rising housing costs over the last five years. Planning for the expansion of diverse housing opportunities will continue to be a priority over the next decade.

In summary, because of the shifting demographics, affordability challenges, and ever-changing housing demands, Clinton has identified strategies to **Diversify Housing Opportunities for All.**

AND THE COMMUNITY SAYS...

Clinton is a great place to live because "Clinton offers us a sense of quiet and **friendly neighborhood** communities.

One of the Town's challenges is "Balancing the need for **affordable housing** options with the push for encouraging more businesses to locate here."

Aligned with Demographic Trends, Encourage Development of Diverse Housing Types, Scales, and Densities within Close Proximity to Public Transportation, Commercial Services, and Public Facilities

HO-1. Explore strategies that create housing diversity

- Clinton's housing stock consists predominantly of detached single-family homes and the town's zoning regulations provide limited opportunities for the development of housing types other than single-family homes. However, shifting community demographics has led to demand for additional housing types. There is a growing number of 1- and 2-person households, which has led to an increased demand for smaller housing units. Clinton should evaluate its zoning regulations and explore opportunities to create additional housing types in appropriate areas that meet these shifting demographic needs. This action complements several actions including DT-11, DT-12, HO-2, HO-8, and HO-9.

HO-2. Align residential densities with infrastructure and wastewater capacity, potentially allowing higher residential densities in areas with public water and suitable soils.

- Clinton's efforts to diversify housing will need to align with infrastructure capacity. The Town lacks sewer infrastructure and is only partially served by public water. When planning for more housing choices, Clinton will need to consider the infrastructure capacity of individual sites. These sites should have access to public water and should demonstrate that soils are suitable for on-site wastewater treatment while meeting public health code requirements. Diversifying housing choices should be linked to conversations about wastewater strategies. This action complements several actions including DT-11, DT-12, HO-1, HO-6, HO-8, RI-13, and RI-14.

Increase Affordable, Senior, and Workforce Housing Options

HO-3. Implement the recommendations from the Affordable Housing Plan (AHP), and update AHP as required.

- Clinton adopted its first Affordable Housing Plan in 2022 as part of a larger regional effort through RiverCOG. Recommendations outlined in the plan include resident outreach and education programs, identification of land to support affordable housing, partnerships with non-profit groups, and identifying funding sources for implementation. The POCD supports the implementation efforts of the Affordable Housing Plan. The plan is anticipated to be updated in 2027 and should continue to support and align with the housing and land use

goals identified in this Plan. This action complements several actions including DT-13, and HO-4 through HO-9.

HO-4. Complete the Pierson School Project

- Nearly one-quarter of Clinton's population is aged 65 years old and older, leading to growing demand for senior housing. The proposed conversion of the Pierson School is projected to include 50 senior affordable housing units and a publicly accessible senior center. This project addressed the townwide need for senior housing as well as expanding access to senior services. The Town should continue to support the project. This action complements several actions including DT-12, DT-13, HO-1, HO-7, HO-8, and RI-22.

HO-5. Continue to maintain Clinton Housing Authority's units at the Glenhaven Housing Complex in a state of good repair.

- The Clinton Housing Authority maintains the Glenhaven Housing Complex, a 30-unit affordable housing development open to seniors. This development was built in 1970 and is approaching 60 years old. The Town should continue to support efforts to maintain these units in a state of good repair, promote upgrades such as energy efficiency and accessibility improvements, and support Housing Authority efforts to pursue grant funding. This action complements several actions including HO-6 and HO-8.

HO-6. Increase capacity for Clinton's Housing Authority to expand additional affordable senior housing on the Glenhaven site and other areas.

- Clinton should explore opportunities to expand affordable senior housing opportunities administered by the Housing Authority. Opportunities that could be explored include the creation of additional units on the existing Glenhaven site, or the identification of another Town-owned site that could support new construction. Any of these efforts need to demonstrate that the development aligns with the site's infrastructure capacity. This action will likely require a greater level of staff capacity or expertise, and the Town should consider strategic partnerships with non-profit housing developers. This action complements several actions including HO-2, HO-8, and HO-9.

HO-7. Provide support services to seniors who choose to age in place, particularly those who live in single-family homes.

- In addition to building more senior housing, Clinton should also explore age-in-place strategies for seniors who choose to remain in their homes. These services include provision of dedicated senior center space such as the one planned at Pierson School, expansion of elderly transportation options, and continuation of the senior tax relief program. Clinton should also continue to promote and publicize the range of non-profit services available to seniors to help them remain in their homes. This action complements several actions including DT-12, DT-13, HO-4, RI-4, and RI-22.

HO-8. Identify other potential sites that are suitable for affordable or senior housing developments.

- The Town should conduct a site analysis to identify sites that could support affordable or senior housing developments. This exercise should consider parcel size and location, ownership, natural resource constraints such as wetlands and flood zones, infrastructure availability, and soil suitability. Identified sites could be marketed to prospective developers who specialize in affordable and senior housing developments. As part of this exercise, the Town should also explore any potential zoning changes that may be needed to move these projects forward. This action complements several actions including HO-2, HO-6, and HO-9.

HO-9. Leverage partnerships with non-profit housing developers to create additional affordable units in appropriate locations.

- While Clinton may have sites that could support additional housing opportunities, it lacks the resources and expertise to oversee the construction of these units. Therefore, strategic partnerships will need to be pursued. This approach has been used for the Pierson School redevelopment project, where the Town sold the property to a non-profit developer whose mission aligned with the Town's redevelopment goals for the property. This action complements DT-13, HO-9, HO-6, and RI-22.

Support Resilient Infrastructure, Services, and Facilities that Address Needs of the Community and Contribute to Quality of Life



Clinton has been successful in developing a strong network of recreational amenities, providing quality community services, and setting high standards for infrastructure and facility maintenance. However, challenges to infrastructure and decisions about wastewater management will need to be addressed from 2025 through 2035. To ensure that conservation and development objectives are achieved, the Town will **Support Resilient Infrastructure, Services, and Facilities that Address Needs of the Community and Contribute to Quality of Life.**

Septic system challenges and the lack of sanitary sewers in some parts of Town is an ongoing concern, especially in neighborhoods identified in the WPCC Facilities Plan as areas where wastewater challenges could potentially be addressed. Community members feel traffic flow is poor along some roadways, particularly Route 1, and that walkability is limited or in need of improvement in some areas such as along Cow Hill, Hull Street, Main street, and the Marina area, and that biking infrastructure is generally lacking.

AND THE COMMUNITY SAYS...

Clinton is a great place to live because “It is a small town with a rich historical past and deeply committed volunteers within the community. We have the most amazing shoreline to enjoy...both the **Clinton Beach** and the **Clinton Marina**. Just sitting in the **Gazebo** behind the Town Hall is like going on a mini vacation in your own town.”

One of the Town’s challenges is “the Town is not walkable. **Sidewalks** and additions, such as landscaping and **street trees**, would make walking more pleasant.”

The community consistently praises Town schools, the library, and services such as Public Works, Police, and Fire. Given that Clinton has already created a strong foundation of providing services and facilities, the strategic ideas for support include expanding recreational opportunities where needed and feasible, implementing and promoting energy efficiency upgrades, and actively working to create a safe and multimodal transit network. Many of the actions will create opportunities for collaboration with local and regional partners, while others will call for inter-municipal cooperation among multiple departments.

Support a Safe, Sustainable, and Resilient Multimodal Transit Network

RI-1. Advance Complete Streets concepts and consider adopting a Vision Zero Policy. Focus on universal access and amenities, while prioritizing roadway design interventions and policies that improve safety.

- The RiverCOG Metropolitan Transportation Plan promotes development of local complete streets plans. Clinton residents have a high interest in many elements of complete streets, such as improvements for pedestrians and cyclists. A Town-developed complete streets plan can help spur improvements and identify those roadways where the concept is appropriate. Additionally, several Connecticut communities have adopted a Vision Zero policy and constructed roadway and traffic safety interventions to help reduce the frequency of accidents. Clinton may find that efforts aligned with Vision Zero can have meaningful impacts to the community and can be integrated into the Complete Streets concept.

Vision Zero vs. Complete

Streets: Vision zero is a proven concept that understands driver mistakes will happen, but that regulatory mechanisms and system design can promote a safer roadway environment ultimately achieving the goal of eliminating accidents that result in major injuries or fatalities. Complete Streets is the concept of making roadways safe and accessible for all users, including bikers and pedestrians, and emphasizes active transportation.

RI-2. Ensure safe connections, such as sidewalks, are in place for pedestrians, cyclists, and other forms of transportation.

- Town management should work with Public Works and the Local Traffic Authority to identify areas that may need to be addressed for safety improvement. As development and redevelopment occurs, the Town should consider upgrading infrastructure to improve safety throughout town, including crosswalks, signage, and street stenciling

RI-3. Advocate for enhanced services on Shore Line East and Amtrak, in partnership with neighboring towns, RiverCOG, and SCRCOG.

- With its parking infrastructure in place and proximity to downtown, the residents of Clinton stand to significantly benefit from expanded Shoreline East or Amtrak services. The Town should remain involved in conversations and efforts around expanding Shore Line East and Amtrak services.

RI-4. Work with the River Valley Transit District to evaluate opportunities to implement the XtraMile system in Clinton.

- The XtraMile program is a River Valley Transit District ride sharing program where shuttle buses can pick up residents and bring them to their destination. While this plan development was underway, the Xtra Mile program was available in Westbrook and Old Saybrook to the east and Madison and Guilford to the west. In an effort to increase transit opportunities in Clinton, the town should work with the Transit District to bring this program into Town or explore similar programs such as this (with appropriately sized vehicles), as funding may dictate program availability.



RI-5. Study viability of micro-mobility system (e-bike, bike and scooter shares) in downtown Clinton.

- In an effort to increase alternative transportation options for residents and visitors, the Town should consider exploring the viability and feasibility of developing micro-mobility systems, such as scooter or bike share programs, in the downtown and surrounding area; and further advancing infrastructure to support these systems. Micro-mobility choices should be available for linkage between Downtown Clinton, the waterfront, and marinas. This action complements DT-20 and RI-1.

RI-6. Advocate for operation of the seasonal Trolley and review options to offset funding gaps.

- The seasonal Trolley, operated by River Valley Transit, is a unique, free transit resource offered in the Town during weekends in the summer months. This resource is utilized by visitors and residents and is an important tourist amenity mode of public transit in Clinton. The Trolley connects visitors and residents to Hammonasset State Park, local shopping, dining, Marinas, and Town resources. The Town should continue to promote and fund the Trolley to maintain this connection and provide consistency for residents. This action complements DT-22 and RI-19.

RI-7. Improve pedestrian connections on Route 81 overpass from Glenwood Road to High Street.

- In an effort to connect the interchange zone with Downtown, and to create a safer transit network, the Town should explore options for improving pedestrian routes that connect lower Route 81 to High Street. This action complements RI-1 and RI-2.

RI-8. Review findings and recommendations from the Four Shore Coastal Resiliency Plan and the RiverCOG Natural Hazard Mitigation Plan, and advance viable projects that address coastal, riverine, and pluvial flood challenges on roads.

- The Four Shore Coastal Resilience Plan has identified roadway-related flood challenges in Clinton. The Town should promote the plan and ensure departments, boards, and commissions are familiar with the findings and recommendations to address roadway challenges. Additionally, the Town should seek to advance the Town specific project recommendations found elsewhere in this section and explore the applicability of regional resilience efforts as related to roadway and passenger rail transportation. This action supports EG-12, DT-8, VW-10, and VW-12.

Advance Sustainability and Energy Related Efforts and Partnerships

RI-9. Work with local and regional partners on sustainability initiatives related to water (drought planning, water usage reduction, etc.).

- The Town should seek opportunities to participate in planning and public education efforts regarding water-related sustainability issues. This might include entities such as Connecticut Water Company, the Water Planning Council Advisory Group, RiverCOG, or Connecticut River Coastal Conservation District.

RI-10. Continue to promote and support energy efficiency, renewable energy, and alternative fuel source vehicle support infrastructure in public buildings.

- Several Town Departments (DPW facilities, Board of Education) have begun or completed energy efficiency upgrades and advancements that will help reduce taxpayer costs; the Town should continue to promote and support endeavors related to energy efficiency strategies. Public charging stations are available at a limited number of Town-owned locations; the Town should ensure that supportive infrastructure responds to trends in the industry related to alternative fuel sources, whether EV or otherwise.

RI-11. Support a range of energy sources that are cost-effective and meet community and business needs, recognizing the gradual transition towards renewable or sustainable energy sources.

- Over the timeframe of this POCD, renewable energy initiatives such as geothermal, heat pumps operated by electricity provided by renewable providers, and solar may competitively emerge in the market. The Town should ensure that policy or infrastructure barriers do not hinder these options for private property owners and businesses.

RI-12. Develop an outreach program to provide residents and businesses with information regarding energy efficiency options.

- There are a number of resources and programs residents and businesses can leverage regarding energy efficiency upgrades. The Town should work with the Sustainability Committee and the newly formed Resiliency Committee to develop a more robust outreach program, and further promote programs and opportunities, such as the existing Clinton Commercial Clean Energy Agreement with C-PACE.

Maintain and Develop Resilient Facilities, Infrastructure, and Utilities

RI-13. Evaluate the feasibility of creating a “resiliency improvement district” per Public Act 25-33.

- PA 25-33 presents the possibility for the Town to create a resiliency improvement district, which would need to be developed in accordance with a district master plan and eventually adopted by the Town Council. This district would contain areas that are highly likely to experience adverse impacts from natural hazards and would give the Town the capability to make assessments to fund improvements and leverage funding opportunities that emerge in the POCD timeframe of 2025-2035. Downtown Clinton is an ideal candidate, as it includes the rail station and future TOD-related efforts; and could support the resilient hub concept.

RI-14. Implement elements of the Facilities Plan to address wastewater management challenges

- The Facilities Plan has identified several potential solutions for areas throughout Clinton that experience wastewater system challenges in both residential and commercial areas. The Town must begin judiciously advancing these recommendations, working toward solving ongoing and emerging residential

challenges with site suitability, and the limitations identified in commercial areas. Progress with this recommendation may be needed prior to pursuing increased development in areas identified in the Future Land Use Plan.

RI-15. Work with Connecticut Water Company to extend public water service to areas where private wells do not support land uses.

- Much of the Town north of Interstate 95 relies on private wells, with some residential areas south of the interstate also assumed to be relying on wells. While wells may be sufficient for a majority of these properties, the Town should work with CT Water to extend water service infrastructure into locations where private wells may be impacted by drought or floods, where densities require consistent water service, or where property configurations and subsurface conditions have created conflicts between septic systems and well water quality.

RI-16. Support the relocation of fire station to move this critical facility out of the flood zone.

- The Clinton Fire Department on East Main Street is currently located in the FEMA-delineated (1% annual chance) flood hazard area. The Fire Department has considered relocating the facility to remove its facilities from the flood hazard area. The Town should support this relocation to create a more resilient Fire Station, as this is a critical facility. Relocation has likewise been discussed in the Four Shore Coastal Resilience Plan and the RiverCOG Hazard Mitigation Plan Update. This action complements RI-8 and DT-8.

RI-17. Continually update capital needs and improvement plan to maintain high quality buildings and services.

- Town management must continue to communicate with Departments on future needs and operational costs to ensure that the capital improvement plan is updated to reflect these needs. Other considerations for future capital improvement plan updates may relate to actions such as DT-3, DT-4, EG-1, HO-7, HO-6, RI-12, and RI-10.

Support the Maintenance and Expansion of the Town's Diverse Recreational Resources

RI-18. Steward and invest in existing recreational facilities and open spaces.

- The Town must proactively manage recreational facilities and open spaces and consider future opportunities for expanding and improving public access points to coastal and other natural resources. Efforts might include improving public access, providing parking, providing kayak access, adding trail signage, or other investments that support universal public access. This could be done in collaboration with entities such as the Clinton Land Conservation Trust. This action complements VW-2, VW-5, VW-7, and VW-11.

RI-19. Ensure that the Town offers programs and services that are attractive to younger adults and families to create balance of programs across demographics.

- Community members are seeking resources, programs, and entertainment options geared toward young adults, young families, and children. To attract young adults and families to visit and live in Clinton, the Town should explore opportunities for new programs and spaces for this demographic. The Town should work with organizations, businesses, and developers to create these opportunities. This action complements DT-11, DT-17, and EG-10.

RI-20. Evaluate extension of Shoreline Greenway Trail from Hammonasset to Menunketesuck Greenway in Westbrook and designate, promote, and facilitate the use of greenways and blueways as key facets of the Town's identity.

- The Clinton Blue/Greenway Plan has identified several recommendations for advancing the designation of land and water-based trails and routes in Town for the purposes of recreation and building connections. The Town should explore opportunities for further advancing blueway and greenway trails in Clinton in accordance with the Blue/Greenway plan and support the designations of the trails and routes, including pursuing infrastructure and wayfinding improvements as feasible. This action complements DT-22, RI-1, and RI-20.

RI-21. Review recreational facilities and programming to ensure that offerings are meeting the contemporary needs of adults and seniors.

- The Town and Parks and Recreation Department should review the existing programming and recreational options in Town to ensure they are meeting the needs of all residents in Town, particularly adult and senior populations. The

town may want to consider surveying community members to understand any gaps.

RI-22. Support the creation of dedicated space for senior center and services as part of the Pierson School redevelopment project.

- The Pierson School redevelopment project has included the development of a senior center in the design. The Town should support the development of this space as the project progresses. This action complements RI-21 and HO-4.

Protect and Enhance Open Space, Natural Resources, and Historic Places



Clinton has historically been a community with abundant natural resources and a rich cultural history. As such, the Town has set a goal to **Protect and Enhance Open Space, Natural Resources, and Historic Places**.

Clinton hosts a multitude of natural resources including over 1,600 acres of designated open space, shorefront and tidal wetlands, an extensive inland wetlands system, and aquatic resources such as shellfish beds. These resources influence development and conservation decisions. For example, some resources should be protected, and therefore development should be limited to minimize impacts, while other resources may support determining development suitability. Connections between development and conservation can be drawn by ensuring the future land use plan (2025) and Open Space Plan (2013) are complementary.

Clinton is committed to maintaining its historic shoreline character. With three National Historic Districts, one local historic district, and over 500 historic structures and landmarks, Clinton must find the balance in preserving these assets while supporting the other goals in this plan. Clinton should leverage the uniqueness of the community to further expand cultural resources and opportunities in Town.

Over the last decade, Clinton has embraced a burgeoning interest in supporting the arts. A loosely defined arts district coincides with parts of three historic districts, suggesting that Clinton center may be one location for fostering visual arts such as sculpture and murals.

AND THE COMMUNITY SAYS...

Clinton is a great place to live because it is “a shoreline community with direct access to **Long Island Sound**, plus lots of **wetlands** and **forests** in town.”

One of the Town’s challenges is “Preserving the **Historic** feel of our downtown while maintaining buildings and creating a thriving business area.”

Downtown Clinton is situated along the Indian River and marsh, providing direct access to Long Island Sound. This confluence of historic places, arts, economic activity, and the environment suggests focusing development at an appropriate scale that works with, not in spite of natural resources should be a focus. Understanding how stormwater management, connecting people to the water, arts and cultural, and development enhances these resources should be key.

In an effort to pursue the goal to **Protect and Enhance Open Space, Natural Resources, and Historic Areas**, the Town has identified three strategies and 15 actions. These strategies and their actions are described below.

Strengthen Clinton's Open Space Network

OS-1. Continue to deposit monies into the Open Space Fund to allow Clinton to proactively plan and act quickly to preserve valuable open space parcels.

- The Town has historically invested in open space through land acquisition, which has often been made possible by leveraging the close partnership with the Clinton Land Conservation Trust (CLCT). Beginning in fiscal year 2025, the Town began setting aside funds specifically for open space acquisition in the capital budget. The Town should continue to deposit these monies on an annual basis in order to continue to directly invest in open space acquisitions and provide matching funds to future acquisition grant programs.

OS-2. Continue to leverage the Open Space Fund and provide updated fee-in-lieu opportunities within the Subdivision Regulations, at the discretion of the Planning and Zoning Commission.

- The Town has historically leveraged an open space account for property acquisitions, as described above, which is funded primarily by the Town. However, this account may also be funded by fee-in-lieu collections associated with meeting subdivision open space requirements. Limited use of fee-in-lieu provisions have been used to date, but may be considered a better mechanism for making strategic acquisitions in certain scenarios than the open space fund. The Subdivision Regulations could be updated to modify the criteria used to evaluate fee-in-lieu opportunities. Such modification would support intentional creation of open space area that is consistent with the open space and future land use plans. Determination of fee-in-lieu of opportunities should remain at the discretion of the Planning and Zoning Commission. This action should be considered in conjunction with EG-1.

OS-3. Consider establishing more detailed open space location criteria in the Subdivision Regulations.

- Existing open space criteria in Section 5.8 of the Subdivision Regulations includes the consideration of factors such as proximity to coastal resources, access, and location. However, the Regulations lack language permitting the Planning and Zoning Commission (PZC) to participate in the process of designating the open space area, particularly as a component of development proposals. The Regulations should support the PZC with the capability of determining where open space should be located within a lot, working alongside the property owner, in addition to coordination with the Conservation

Commission. This may ensure that the designated open space is optimally located for creating connected natural corridors, minimizing risks (i.e., flood risks), potentially creating recreational opportunities, and maintaining scenic quality.

OS-4. Consider establishing standard language for open space selection, designation, management, and access that applies to any privately held open space created from the subdivision process.

- Developing this language would support the Planning and Zoning Commission with the process of identifying open space as part of a subdivision project, as discussed above. The Commission should consider priorities for open space designation and integrate these priorities explicitly into the regulations. This should be considered alongside action EG-1.

OS-5. Prioritize setting aside open space that connects to existing adjacent open space or water utility land, provides recreational opportunities or public access to water, or is coincident with flood hazard areas.

- As discussed above, the Subdivision Regulations should support the Commission's ability to assist with managing the siting of open space. Furthermore, the Town should continue to work to identify priority properties that would support open space goals including expanding natural corridors, acquisitions to reduce flood risks, and open space for recreation.

OS-6. Update the existing Open Space Plan to identify priority properties or areas for future acquisitions; and continue to seek open space grants to support the update and subsequent acquisitions.

- The Current Open Space Plan was developed in 2013. This document should be updated to reflect the Future Land Use Plan, connectivity of areas that support wildlife and environmental resources, emerging or new open space priorities, zoning and land use changes that result from this POCD, and newly designated open space. This action supports EG-5.

OS-7. Maintain core habitats for plants and animals; and increase connectivity for corridors that support wildlife habitats.

- Changes to open space prioritization, regulatory revisions, and updates to the Open Space Plan will help the Town to maintain and protect habitat resources. This action should be considered when pursuing EG-1, OS-5, and OS-6 .

Protect Natural Resources

OS-8. Protect water resources, inland wetlands, tidal wetlands, and environmentally sensitive areas.

- The Town should continue to explore mechanisms and opportunities to protect vital natural resources. This might include Zoning and Subdivision Regulation updates, open space acquisitions that encompass environmentally sensitive and important areas, ensuring Town operations and practices do minimal harm, active landscape management, invasive species initiatives, Dark Skies for commercial, residential, or the Town, and implementing or expanding programs regarding natural resources. This action could be addressed alongside actions such as EG-1, OS-5, and EG-5.

OS-9. Incentivize or require low impact development and green infrastructure techniques for targeted development.

- The Town should review, strengthen, and develop incentivization opportunities and requirements for low impact development incorporated into development proposals. The Town should incorporate green infrastructure into roadway and public projects. Low impact development should include appropriate measures for residential, commercial, and industrial development and redevelopment. Examples are provided in the Four Shore Coastal Resilience Plan and in the 2024 update of the Connecticut Stormwater Quality Manual. These programmatic and regulatory changes should be considered in conjunction with action EG-1, and supports VW-13.

OS-10. Conduct education and outreach to property owners regarding best practices for lawn care, car washing, pet waste disposal, etc.

- A majority of land in Clinton is residential: therefore, increasing residential awareness and education on best practices, including how various actions degrade stormwater quality or how land management (i.e., invasive species removal) can improve stormwater quality, can have a significant impact. In addition, outreach efforts should target commercial, industrial, and marina

property and business owners as their influence on stormwater quality varies widely. The Town should consider expanding the Public Works stormwater materials on the Town website, and empowering appropriate boards, commissions, and departments with disseminating information.

Protect and Preserve Historic, Cultural, and Scenic Resources

OS-11. Promote awareness of the national and local historic districts as an important part of Clinton's identity.

- The Town is home to three National Historic Districts and one Local Historic District. The Town should support the Historic District Commission's efforts in preserving and expanding the Liberty Green Historic District, explore new designations for potentially eligible historic properties, and broadly undertake efforts to promote historic property maintenance, restoration, and recognition. Public funding should be reserved for Town-owned historic and cultural resources.

OS-12. Provide educational materials to owners of historic properties that outline preservation resources.

- The Town and Historic District Commission should identify a process to disseminate historic property preservation information to existing and new historic property owners.

OS-13. Ensure consistency between Zoning Regulations and regulations of the Historic District Commission.

- Review consistency of the Zoning Regulations and the regulations developed by the Historic District Commission (per Town ordinance) and make recommendations for revisions to both sets of regulations that will facilitate the preservation, maintenance, and use of historic structures.

OS-14. Integrate design guidelines into the historic district ordinances and Zoning Regulations to address historic resources and districts located in flood hazard areas, as they are challenging to make resilient.

- The State Historic Preservation Office (SHPO) developed *Historic Resource Resilience Planning in Connecticut: Strengthening State and Local Plans in an*

*Era of Climate Change*¹ as a component to the State Historic Preservation Plan in 2018. This document, in conjunction with the Best Practices Guide² should be reviewed and considered for integration into historic resource regulations and any separate design guidance.

OS-15. Consider leveraging the State Cultural District designation for Clinton's arts, culture, and tourism.

- A cultural district can serve many purposes including promoting tourism, artists and entrepreneurs, and supporting the Town's Sustainable CT certification. The Town should support collaboration between Clinton's arts organizations and build upon the efforts of groups like the Clinton Arts Council to create a downtown Arts District. The CT Office of the Arts (COA) has identified steps and in managing a cultural district.³ This action aligns with and supports actions DT-16, DT-17, and OS-16.

The Arts District is further supported by the Goal **Reinforce Downtown Clinton as the Community's Civic and Local Business Center** and its Strategy *Support the Growing Arts District.*

OS-16. Support the growth and development of Clinton's Agri-tourism community. Ensure regulations support a range of flexible agricultural uses.

- The Town should ensure that regulations are not unnecessarily prohibitive of establishing or expanding agricultural operations. The Town should explore other opportunities for supporting the growth of existing operations in Town including the vineyard, Christmas tree farms, and other small farming operations. The Town should explore how best to support expanding activities related to agriculture such as events, temporary markets, processing of agricultural products, or craft industries. This action supports and aligns with action EG-10.

¹ https://portal.ct.gov/-/media/decd/hurricane_sandy_relief/website-stuff/resiliencyplanningstatewideguide_reduced.pdf?rev=61cf13a8eaa349c9b16239177ca2af6b&hash=F2A5471AF1790FF265F8A6298874E70A

² https://portal.ct.gov/-/media/decd/hurricane_sandy_relief/website-stuff/bestpracticesguide_reduced.pdf?rev=eac3a0e53ff347218f8dd905a7607912&hash=5FCD03B3FF63707231A317C29829C4AA

³ https://portal.ct.gov/decdartsportal/knowledge-base/articles/programs-and-services/cultural-districts/cultural-district-governance?language=en_US

Implementation

The following implementation plan tables provide a summary of the goals, strategies, and actions identified in this POCD. Members of the PZC will take charge of plan implementation and review the plan at least once annually to identify accomplishments and steps forward for upcoming actions. The plan has been developed to act as a guide as to which partners need to be involved in preliminary action discussions, or simply put, who should be at the table when implementing an action. It is integral to also understand that the partnerships are not limited to those identified. Members of the PZC who have opted to participate in the annual review will be charged with involving those partners as actions are pursued. The plan is meant to act as a living document and should be amended when needed such as when action items are changed or as new partners are identified.

Table 2 Abbreviated Implementation Partners

Municipal Departments, Boards, Commissions, and Committees			
BC	Beautification Committee	HMC	Harbor Management Commission
BD	Building Department	Parks	Parks & Recreation Department
BOE	Board of Education	PZ	Planning and Zoning Department
BPAC	Bike and Pedestrian Alliance Committee	SC	Sustainability Committee
CC	Conservation Commission	SFC	Shellfish Commission
EDC	Economic Development Commission	SP	Senior Program
EM	Emergency Management	TM	Town Marina
FD	Fire Department	TMO	Town Manager's Office
HA	Housing Authority	TW	Tree Warden
HCHL	Henry Carter Hull Library	WPC	Water Pollution Control
HDC	Historic District Commission	WPCC	Water Pollution Control Commission
Local, Regional, and State Partners			
CAC	Clinton Arts Council	DOH	CT Dept. of Housing
CIRCA	CT Institute for Resilience and Climate Adaptation	MCCC	Middlesex County Chamber of Commerce
CLCT	Clinton Land Conservation Trust	MCRC	Middlesex County Revitalization Commission
CMSC	CT Main Street Center	RiverCOG	Lower CT River Valley Council of Governments
COA	CT Office of the Arts	SCT	Sustainable CT
CPM	Clinton Placemakers	SGT	Shoreline Greenway Trail
CT Water	Connecticut Water Company	SHPO	State Historic Preservation Office
DEEP	CT Dept. of Energy and Environmental Protection		

Table 3 Implementation Plan Tables

Reinforce Downtown Clinton as the Community's Civic and Local Business Center						
	Action Number	Action Title	Municipal Partners – Departments	Municipal Partners – Boards, Commissions, Committees	Local, Regional, State Partners	Preceding Needs or Related Actions
Create and Maintain Infrastructure that Supports a Vision for Downtown	DT-1.	Strengthen streetscapes and visual connections along West Main Street, with priority between Grove Street and Pearl Street.	DPW	BC		In tandem with DT-2
	DT-2.	Improve aesthetics and appearances of public spaces and encourage businesses to do the same relative to their facades and public facing spaces.	DPW, Parks	EDC, BC		In tandem with DT-14
	DT-3.	Conduct a parking inventory followed by a study to inform conversations on shared parking arrangements between private property owners and identify solutions.		EDC		In tandem with DT-4
	DT-4.	Improve signage and wayfinding for public parking, beginning with public facilities (Town Hall, Pierson School, Train Station, and others)	DPW			
	DT-5.	Modernize stormwater infrastructure to improve resilience to intense rainfall events.	DPW	SC	DEEP	Makes necessary changes as part of EG-1
	DT-6.	Identify a preferred wastewater management strategy for Downtown Clinton, considering the facilities plan recommendations, costs, and benefits to development/redevelopment opportunities.	WPC	WPCC		Complements RI-14, and RI-13 presents a potential source of funding
	DT-7.	Support the activation of Post Office Square as a flexible central public space including pedestrian wayfinding enhancements to connect it with Central Ave and Hull Street, as identified in the RiverCOG TOD Vision Plan.	TMO			
	DT-8.	Advance the “East Main Street Indian River Crossing” and “Town Hall and Fire Department” projects identified in the Four Shore Coastal Resilience Plan.	TMO, FD, DPW			Complements actions RI-8, RI-16, and RI-17

Reinforce Downtown Clinton as the Community's Civic and Local Business Center

	Action Number	Action Title	Municipal Partners – Departments	Municipal Partners – Boards, Commissions, Committees	Local, Regional, State Partners	Preceding Needs or Related Actions
	DT-9.	Support the “resilient hub” concept for downtown.	TMO, EM		CIRCA	RI-13 presents a potential source of funding
Build Critical Mass in Downtown Clinton	DT-10.	Work with the Economic Development Commission (EDC) and other partners to create an attractive environment for anchor businesses.		EDC	RiverCOG	Efforts will likely need to coincide with a number of actions including, but not limited to, DT-1, DT-2, DT-4, DT-6, DT-12, and DT-21
	DT-11.	Prioritize, plan and take an active role in redevelopment efforts at Unilever; this is a key property for supporting many of the Town’s goals.		EDC		
	DT-12.	Grow residential population through appropriately scaled mixed use and residential development, leveraging proximity and opportunities that the train station provides.	PZ	PZC		Occur as part of EG-1, and complements HO-1 and HO-4
	DT-13.	Continue supporting the conversion of the Pierson School to senior housing and identify other potential sites for future housing.	PZ	HA		Complements several actions including DT-9, DT-12, HO-1, HO-4, and HO-8
	DT-14.	Consider adopting consistent site design standards across zones along Route 1 to improve visual cohesion.	PZ	PZC		
Provide Consistent, Flexible, and Adaptable Regulations	DT-15.	Review lot size and setback requirements for the TOD Overlay Zone and modify as appropriate to encourage redevelopment.	PZ	PZC		
Support Growing the Arts District	DT-16.	Increase awareness and involvement for seasonal events and festivals.	TMO		CPM, CAC	
	DT-17.	Engage the arts community to expand public art and performances.	TMO	EDC	CPM, CAC	Complements DT-2

Reinforce Downtown Clinton as the Community's Civic and Local Business Center

	Action Number	Action Title	Municipal Partners – Departments	Municipal Partners – Boards, Commissions, Committees	Local, Regional, State Partners	Preceding Needs or Related Actions
	DT-18.	Leverage the arts as a key element of Clinton's identity and branding for tourism, economic development, and community engagement.	TMO	EDC	CPM, CAC	
Enhance Connectivity between Downtown Clinton and Other Activity Centers	DT-19.	Support Clinton's Bike and Pedestrian Alliance Committee's Master Plan.	TMP	BPAC	RiverCOG, SGT	Supports several actions including VW-3, RI-1, and RI-2
	DT-20.	Improve connections to Route 81/Interchange area and the waterfront, leveraging Downtown's central location.	DPW	BPAC		Complements actions DT-10, and should consider actions EG-11, VW-2, RI-1, RI-2, and RI-20
	DT-21.	Strengthen connections between Downtown Clinton and surrounding residential neighborhoods.	DPW	EDC, BC, BPAC		
	DT-22.	Strengthen Route 1 corridor east-west connections with neighboring towns.	DPW	EDC, BC		

Position Clinton for Economic and Grand List Growth

	Action Number	Action Title	Municipal Partners – Departments	Municipal Partners – Boards, Commissions, Committees	Local, Regional, State Partners	Preceding Needs or Related Actions
Ensure That Regulatory Mechanisms Promote Sustainable Growth	EG-1.	Conduct a comprehensive review of land use regulations and update the regulations to make them more user friendly and streamlined.	PZ	PZC		
	EG-2.	Regularly review Zoning and other land use regulations to ensure they function efficiently.	PZ	PZC		
	EG-3.	Ensure proposed land uses along certain focus areas (i.e., along or near Route 1, industrial zones, etc.) avoid conflicts with flood hazard areas and/or at-risk properties.	PZ	PZC		
Leverage Existing Underutilized Properties to Promote New Uses and Business	EG-4.	Support the re-use of obsolete commercial and industrial sites.	PZ	PZC		Actions DT-14, EG-3, EG-9, and OS-9 in this plan are related
	EG-5.	Prioritize the redevelopment of vacant sites, especially those along the Route 1 corridor.	PZ	PZC		Supports EG-4
	EG-6.	Support industrial development within existing industrial zones (and industrial areas depicted in the Future Land Use Plan) while maintaining appropriate buffers from residential uses.	PZ	PZC		
	EG-7.	Implement recommendations from Connecticut Main Street Assessment	TMO, EM	EDC	MCRC, MCCC, CMSC	
Support Diverse Mechanisms and Resilient Infrastructure to Promote Local and Regional Employment Development and Business Growth	EG-8.	Support the continuation of workforce development programs, aligning them with local and regional employment sectors and industries.	TMO	BOE		
	EG-9.	Encourage the development of a continuum of spaces and sites to support businesses throughout their lifecycle (start-up spaces and industrial spaces of different sizes).		EDC		
	EG-10.	Promote entrepreneurship and nurture development of “local home-grown” companies and businesses.		EDC		complements EG-7 and the success of EG-9 may further support this action

Position Clinton for Economic and Grand List Growth

	Action Number	Action Title	Municipal Partners – Departments	Municipal Partners – Boards, Commissions, Committees	Local, Regional, State Partners	Preceding Needs or Related Actions
	EG-11.	Implement concepts from the Thriving Communities TOD study.		EDC, BPAC	RiverCOG	
	EG-12.	Explore the potential and feasibility to advance the “Meadow Road Area Improvements” identified in the Four Shore Coastal Resilience Plan	DPW	CC	DEEP	
	EG-13.	Support local businesses with the development of disaster recovery plans.	EM	EDC	CMSC	Recommended in EG-7

Promote Clinton’s Vibrant Waterfront

	Action Number	Action Title	Municipal Partners – Departments	Municipal Partners – Boards, Commissions, Committees	Local, Regional, State Partners	Preceding Needs or Related Actions
Create an Accessible Waterfront Destination for Residents and Visitors	VW-1.	Highlight the vitality of the waterfront through coordinated planning and promotional efforts.	TMO, TM	HMC		Relies on the success of actions such as DT-3, DT-4, DT-20, and VW-3
	VW-2.	Look for opportunities to enhance public access to the waterfront (expanded public parking, additional amenities on Town-owned properties, etc.)	Parks	HMC		Complements EG-1 and VW-8
	VW-3.	Strengthen bike and pedestrian connections to the Waterfront along Grove Street and Commerce Street, leveraging parking and amenities in the Downtown.	DPW	BPAC		Complements DT-4, DT-19, DT-20, and RI-2
	VW-4.	Support the Clinton Shellfish Commission’s mission in managing the Town’s shellfish resources.		HMC, SFC		Complements OS-8 and VW-13
	VW-5.	Explore opportunities to advance the concepts identified in the Clinton Green/Blueway Plan.	DPW	BPAC	SGT	Complements DT-20, RI-1, and RI-2

Promote Clinton's Vibrant Waterfront

	Action Number	Action Title	Municipal Partners – Departments	Municipal Partners – Boards, Commissions, Committees	Local, Regional, State Partners	Preceding Needs or Related Actions
	VW-6.	Support the Parks and Recreation Department in the exploration of erosion impacts and restoration needs at the Town Beach.	DPW, Parks			
	VW-7.	Support the Town Marina in improving accessibility and infrastructural upgrades including dredging.	TM	HMC		Complements VW-11
Support a Resilient Waterfront Through Strategic Planning and Investment	VW-8.	As part of comprehensive regulation review, explore adding provisions for increased public access as part of non-water dependent development.	Parks			In tandem with EG-1
	VW-9.	Continue to support and prioritize water-dependent uses, while providing some development flexibility in adjacent areas.	PZ	PZC		
	VW-10.	Support resiliency initiatives (structure elevations, infrastructure investments, etc.).	PZ	PZC		
	VW-11.	Support the implementation of the Harbor Management Plan recommendations	TM	HMC		Complements many other including VW-9, VW-4, VW-2, VW-7, and OS-8
	VW-12.	Explore the potential to advance the “Grove Street Area, Town Dock, & Riverside Drive” and “Clinton Town Beach” projects from the Four Shore Coastal Resilience Plan.	DPW, Parks	SC	DEEP	Complements VW-6, OS-8, and RI-8
	VW-13.	Promote low impact development throughout Town to improve stormwater quality in the Sound.	BD	PZC, SC		Supports VW-4, OS-8, and OS-9

Diversify Housing Opportunities for All

	Action Number	Action Title	Municipal Partners – Departments	Municipal Partners – Boards, Commissions, Committees	Local, Regional, State Partners	Preceding Needs or Related Actions
Aligned with Demographic Trends, Encourage Development of Diverse Housing Types, Scales, and Densities within Close Proximity to Public Transportation, Commercial Services, and Public Facilities	HO-1.	Explore strategies that create housing diversity	PZ			Complements several actions including DT-11, DT-12, HO-2, HO-8, and HO-9
	HO-2.	Align residential densities with infrastructure and wastewater capacity, potentially allowing higher residential densities in areas with public water and suitable soils.	WPC	WPCC	CT Water	Complements several actions including DT-11, DT-12, HO-1, HO-6, HO-8, RI-13, and RI-14
Increase Affordable, Senior, and Workforce Housing Options	HO-3.	Implement the recommendations from the Affordable Housing Plan (AHP), and update AHP as required.	PZ	HA	RiverCOG	Complements several actions including DT-13, and HO-4 through HO-9
	HO-4.	Complete the Pierson School Project	PZ			Complements several actions including DT-12, DT-13, HO-1, HO-7, HO-8, and RI-22
	HO-5.	Continue to maintain Clinton Housing Authority's units at the Glenhaven Housing Complex in a state of good repair.		HA		Complements several actions including HO-6 and HO-8
	HO-6.	Increase capacity for Clinton's Housing Authority to expand additional affordable senior housing on the Glenhaven site and other areas.	TMO	HA		Complements several actions including HO-2, HO-8, and HO-9
	HO-7.	Provide support services to seniors who choose to age in place, particularly those who live in single-family homes.	SP			Complements several actions including DT-12, DT-13, HO-4, RI-4, and RI-22.
	HO-8.	Identify other potential sites that are suitable for affordable or senior housing developments.		HA		Complements several actions including HO-2, HO-6, and HO-9

Diversify Housing Opportunities for All

	Action Number	Action Title	Municipal Partners – Departments	Municipal Partners – Boards, Commissions, Committees	Local, Regional, State Partners	Preceding Needs or Related Actions
	HO-9.	Leverage partnerships with non-profit housing developers to create additional affordable units in appropriate locations.	PZ	HA	RiverCOG, DOH	Complements DT-13, HO-9, HO-6, and RI-22

Support Resilient Infrastructure, Services, and Facilities that Address Needs of the Community and Contribute to Quality of Life

	Action Number	Action Title	Municipal Partners – Departments	Municipal Partners – Boards, Commissions, Committees	Local, Regional, State Partners	Preceding Needs or Related Actions
Support a Safe, Sustainable, and Resilient Multimodal Transit Network	RI-1.	Advance Complete Streets concepts and consider adopting a Vision Zero Policy. Focus on universal access and amenities, while prioritizing roadway design interventions and policies that improve safety.	DPW, PZ	BPAC	RiverCOG	
	RI-2.	Ensure safe connections, such as sidewalks, are in place for pedestrians, cyclists, and other forms of transportation.	PZ	BPAC		
	RI-3.	Advocate for enhanced services on Shore Line East and Amtrak, in partnership with neighboring towns, RiverCOG, and SCRCOG.	TMO			
	RI-4.	Work with the River Valley Transit District to evaluate opportunities to implement the XtraMile system in Clinton.	TMO			
	RI-5.	Study viability of micro-mobility system (e-bike, bike and scooter shares) in downtown Clinton.	TMO			Complements DT-20 and RI-1
	RI-6.	Advocate for operation of the seasonal Trolley and review options to offset funding gaps.	TMO			Complements DT-22 and RI-19
	RI-7.	Improve pedestrian connections on Route 81 overpass from Glenwood Road to High Street.	PZ, DPW			Complements RI-1 and RI-2

Support Resilient Infrastructure, Services, and Facilities that Address Needs of the Community and Contribute to Quality of Life

	Action Number	Action Title	Municipal Partners – Departments	Municipal Partners – Boards, Commissions, Committees	Local, Regional, State Partners	Preceding Needs or Related Actions
	RI-8.	Review findings and recommendations from the Four Shore Coastal Resiliency Plan and the RiverCOG Natural Hazard Mitigation Plan, and advance viable projects that address coastal, riverine, and pluvial flood challenges on roads.		SC		Supports EG-12, DT-8, VW-10, and VW-12
<i>Advance Sustainability and Energy Related Efforts and Partnerships</i>	RI-9.	Work with local and regional partners on sustainability initiatives related to water (drought planning, water usage reduction, etc.).		SC, CC	CT Water, SCT	
	RI-10.	Continue to promote and support energy efficiency, renewable energy, and alternative fuel source vehicle support infrastructure in public buildings.	TMO			
	RI-11.	Support a range of energy sources that are cost-effective and meet community and business needs, recognizing the gradual transition towards renewable or sustainable energy sources.	PZ, BD			
	RI-12.	Develop an outreach program to provide residents and businesses with information regarding energy efficiency options.	BD			
	RI-13.	Evaluate the feasibility of creating a “resiliency improvement district” per Public Act 25-33.	PZ	PZC		
<i>Maintain and Develop Resilient Facilities, Infrastructure, and Utilities</i>	RI-14.	Implement elements of the Facilities Plan to address wastewater management challenges	WPC	WPCC		
	RI-15.	Work with Connecticut Water Company to extend public water service to areas where private wells do not support land uses.	PZ, DPW		CT Water	
	RI-16.	Support the relocation of fire station to move this critical facility out of the flood zone.	TMO, FD			Complements RI-8 and DT-8
	RI-17.	Continually update capital needs and improvement plan to maintain high quality buildings and services.	TMO			May relate to actions such as DT-3, DT-4, EG-1, HO-7, HO-6, RI-12, and RI-10

Support Resilient Infrastructure, Services, and Facilities that Address Needs of the Community and Contribute to Quality of Life

	Action Number	Action Title	Municipal Partners – Departments	Municipal Partners – Boards, Commissions, Committees	Local, Regional, State Partners	Preceding Needs or Related Actions
Support the Maintenance and Expansion of the Town's Diverse Recreational Resources	RI-18.	Steward and invest in existing recreational facilities and open spaces.	Parks, BOE	CC	CLCT	Complements VW-2, VW-5, VW-7, and VW-11
	RI-19.	Ensure that the Town offers programs and services that are attractive to younger adults and families to create balance of programs across demographics.	TMO			Complements DT-11, DT-17, and EG-10
	RI-20.	Evaluate extension of Shoreline Greenway Trail from Hammonasset to Menunketesuck Greenway in Westbrook and designate, promote, and facilitate the use of greenways and blueways as key facets of the Town's identity.	TMO	BPAC	SGT	Complements DT-22, RI-1, and RI-20
	RI-21.	Review recreational facilities and programming to ensure that offerings are meeting the contemporary needs of adults and seniors.	Parks, HCHL, SP			
	RI-22.	Support the creation of dedicated space for senior center and services as part of the Pierson School redevelopment project.	TMO, PZ			Complements RI-21 and HO-4

Protect and Enhance Open Space, Natural Resources, and Historic Areas

	Action Number	Action Title	Municipal Partners – Departments	Municipal Partners – Boards, Commissions, Committees	Local, Regional, State Partners	Preceding Needs or Related Actions
Strengthen Clinton's Open Space Network	OS-1.	Continue to deposit monies into the Open Space Fund to allow Clinton to proactively plan and act quickly to preserve valuable open space parcels.	TMO, PZ	PZC		
	OS-2.	Continue to leverage the Open Space Fund and provide updated fee-in-lieu opportunities within the Subdivision Regulations, at the discretion of the Planning and Zoning Commission.	TMO, PZ	PZC		Considered in conjunction with EG-1
	OS-3.	Consider establishing more detailed open space location criteria in the Subdivision Regulations.	PZ	PZC		
	OS-4.	Consider establishing standard language for open space selection, designation, management, and access that applies to any privately held open space created from the subdivision process.	PZ	PZC, CC		Considered in conjunction with EG-1
	OS-5.	Prioritize setting aside open space that connects to existing adjacent open space or water utility land, provides recreational opportunities or public access to water, or is coincident with flood hazard areas.	PZ	PZC, CC	CLCT	
	OS-6.	Update the existing Open Space Plan to identify priority properties or areas for future acquisitions; and continue to seek open space grants to support the update and subsequent acquisitions.	PZ	PZC, CC		Supports EG-5
	OS-7.	Maintain core habitats for plants and animals; and increase connectivity for corridors that support wildlife habitats.	PZ	PZC, CC	CLCT	Considered when pursuing EG-1, OS-5, and OS-6
Protect Natural Resources	OS-8.	Protect water resources, inland wetlands, tidal wetlands, and environmentally sensitive areas.	PZ, DPW, TW	PZC, CC	CLCT	Could be addressed alongside actions such as EG-1, OS-5, and EG-5

Protect and Enhance Open Space, Natural Resources, and Historic Areas

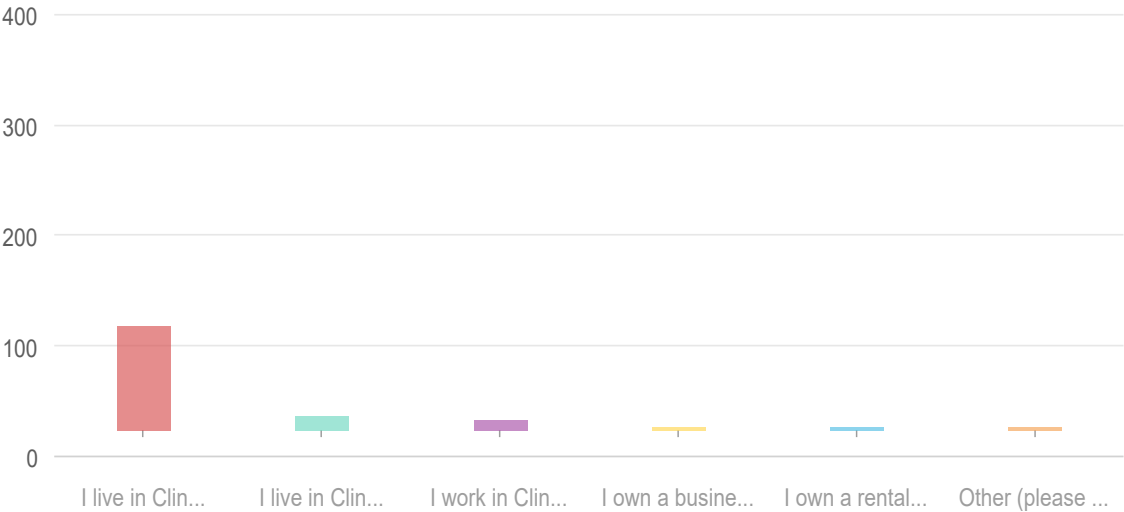
	Action Number	Action Title	Municipal Partners – Departments	Municipal Partners – Boards, Commissions, Committees	Local, Regional, State Partners	Preceding Needs or Related Actions
	OS-9.	Incentivize or require low impact development and green infrastructure techniques for targeted development.	PZ, BD	PZC		considered in conjunction with action EG-1, and supports VW-13
	OS-10.	Conduct education and outreach to property owners regarding best practices for lawn care, car washing, pet waste disposal, etc.	PZ, DPW, TW	CC, SC		
Protect and Preserve Historic, Cultural, and Scenic Resources	OS-11.	Promote awareness of the national and local historic districts as an important part of Clinton's identity.		HDC	SHPO	
	OS-12.	Provide educational materials to owners of historic properties that outline preservation resources.		HDC	SHPO	
	OS-13.	Ensure consistency between Zoning Regulations and regulations of the Historic District Commission.	PZ	PZC, HDC	SHPO	
	OS-14.	Integrate design guidelines into the historic district ordinances and Zoning Regulations to address historic resources and districts located in flood hazard areas, as they are challenging to make resilient.	PZ	PZC, HDC	SHPO	
	OS-15.	Consider leveraging the State Cultural District designation for Clinton's arts, culture, and tourism.	PZ	PZC, EDC	COA	Aligns with and supports actions DT-16, DT-17, and OS-16
	OS-16.	Support the growth and development of Clinton's Agri-tourism community. Ensure regulations support a range of flexible agricultural uses.	PZ	PZC, EDC, SC		Supports and aligns with action EG-10

Appendix A. Community Survey Results

Clinton POCD Community Survey

Introduction

Which best describes your relationship with Clinton?

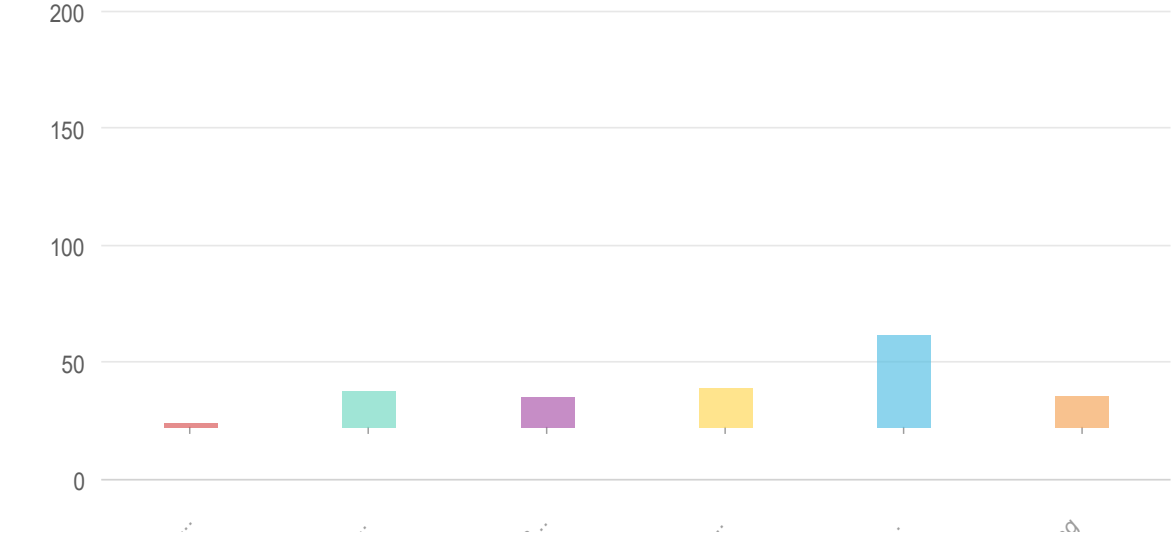


Answers	Count	Percentage
---------	-------	------------

I live in Clinton	375	87.01%
I live in Clinton during part of the year	51	11.83%
I work in Clinton	37	8.58%
I own a business in Clinton	14	3.25%
I own a rental property in Clinton	14	3.25%
Other (please specify)	11	2.55%

Answered: 430 Skipped: 1

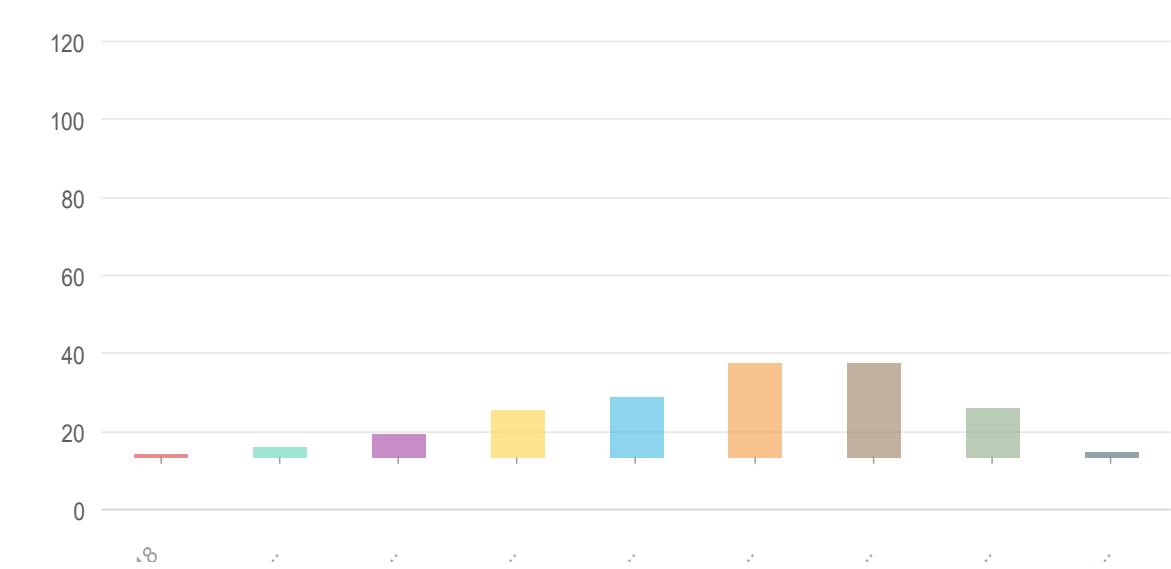
About how long have you been a member of the Clinton community?



Answers	Count	Percentage
Less than one year	9	2.09%
One to five years	67	15.55%
Six to ten years	56	12.99%
Eleven to twenty years	73	16.94%
More than twenty years	168	38.98%
Lifelong	57	13.23%

Answered: 430 Skipped: 1

What is your age?



Answers	Count	Percentage
Under 18	4	0.93%

18 to 24 years old	12	2.78%
25 to 34 years old	26	6.03%
35 to 44 years old	52	12.06%
45 to 54 years old	67	15.55%
55 to 64 years old	104	24.13%
65 to 74 years old	104	24.13%
75 to 84 years old	55	12.76%
85 years old and over	6	1.39%

Answered: 430 Skipped: 1

What are the main reasons you moved to, and remain in, Clinton?

There are no answers to this question yet.

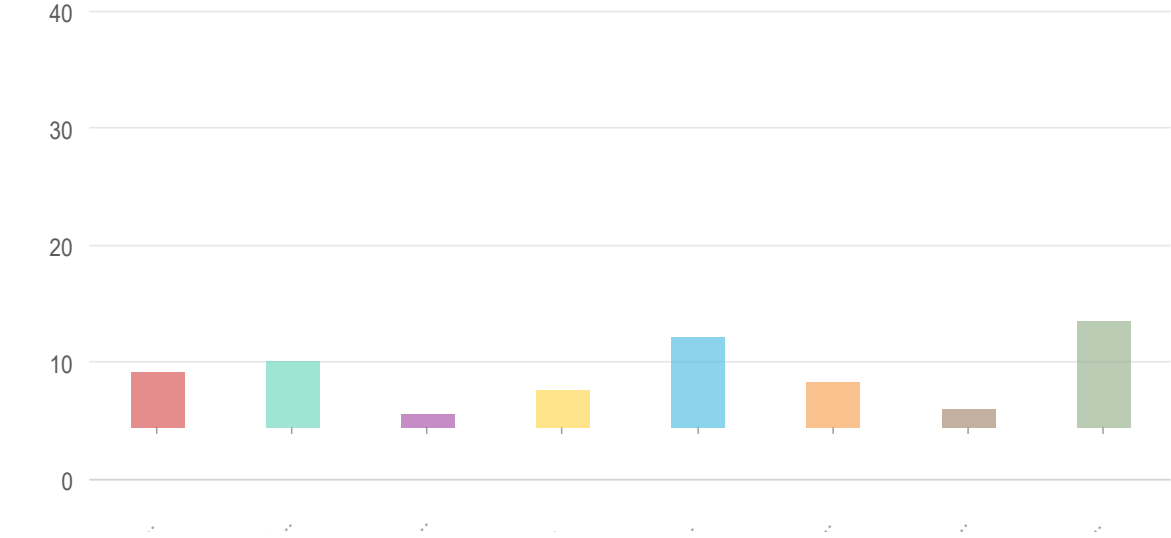
Do you see yourself living in Clinton ten years from now?



Answers	Count	Percentage
Yes	319	74.01%
Unsure	74	17.17%
No	35	8.12%

Answered: 428 Skipped: 3

Why might you not see yourself living in Clinton in the future? *

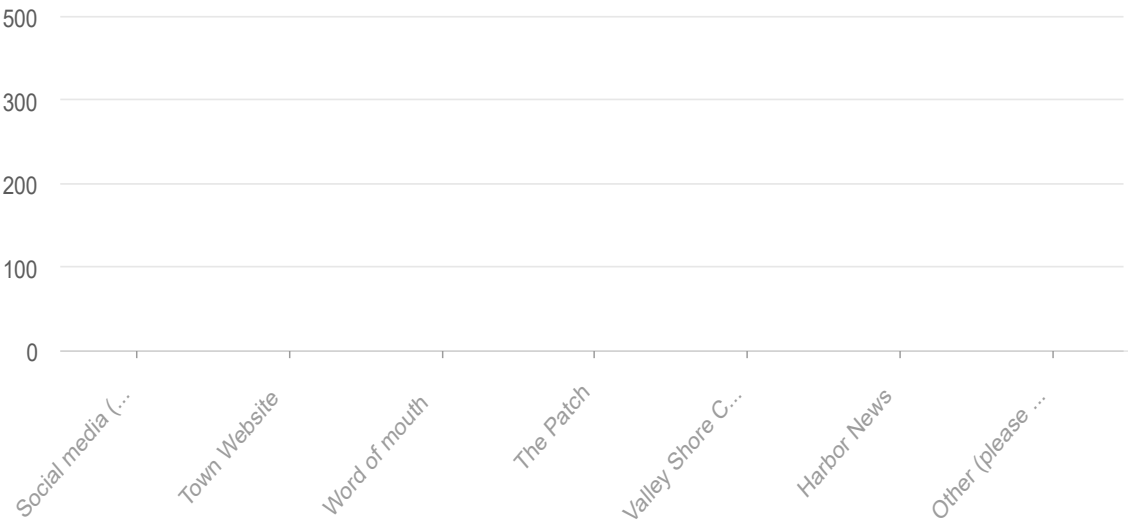


Answers **Count** **Percentage**

Move closer to family	21	4.87%
Empty nest (children grown and gone)	25	5.8%
For a shorter commute	5	1.16%
New job/relocation	14	3.25%
Cost of living in Clinton	34	7.89%
Lack of housing options in Town	17	3.94%
Lack of transportation options	7	1.62%
Other (please specify)	40	9.28%

Answered: 109 Skipped: 322

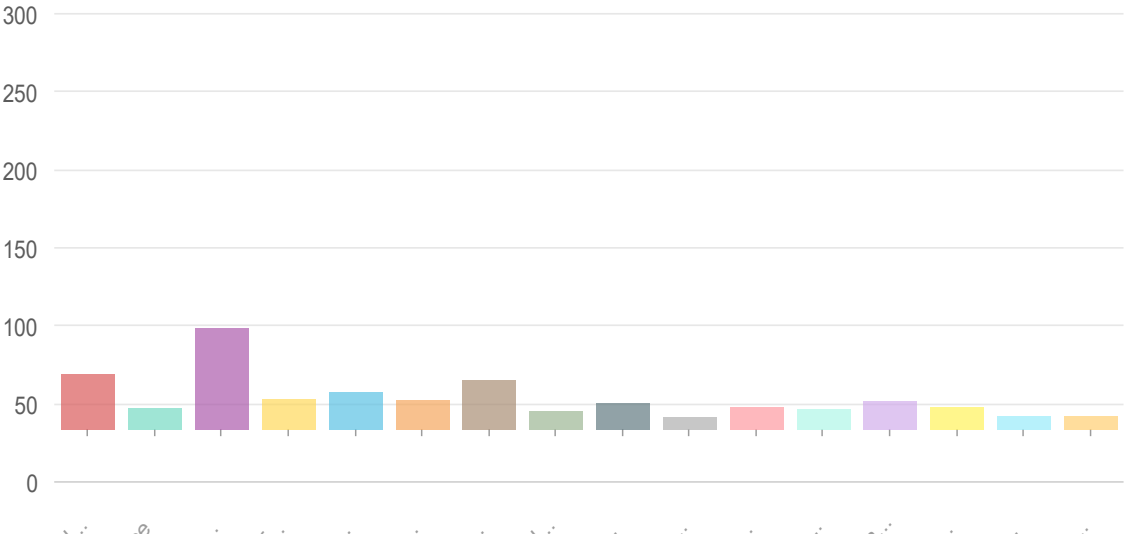
How do you find out about community events?



Answers	Count	Percentage
Social media (Facebook, Instagram, etc.)	307	71.23%
Town Website	138	32.02%
Word of mouth	272	63.11%
The Patch	65	15.08%
Valley Shore Community Television	7	1.62%
Harbor News	240	55.68%
Other (please specify)	30	6.96%

Answered: 427 Skipped: 4

Which do you think should be the highest priority for Clinton over the next 10 years?



Answers	Count	Percentage
Business development	160	37.12%
Open space	62	14.39%
A strategy to improve and invest in Downtown	294	68.21%
The quality of existing Town facilities and services	89	20.65%
More walking paths and sidewalks	110	25.52%
Traffic/congestion issues	86	19.95%
Appearance of commercial areas	144	33.41%
Bike lanes and bike paths	55	12.76%
Housing options	79	18.33%

We moved here just over 17 years ago, and have found a wonderful network of folks. I love the (recent) establishment of the Clinton Senior Connection. We retired just 3 years ago, and it is a wonderful resource. I love having the shore handy, and also wooded areas to hike, bike.	1
We love the library and use the services there weekly. We enjoy the undeveloped land, hiking opportunities, etc. The town beach is great. Good small town character.	1
We love the harbor and boating in Clinton. The shopping and commercial business and food options are our favorite. The people that work for the town are amazing and invested. The new town manager is a blessing and someone that brings everyone together.	1
We love the beach	1
We love the access to the sound in a down to earth community.	1
We have young kids, so we love the playgrounds, beach and library.	1
We have the better restaurants than Westbrook or Madison. The cost of living is lower than in other surrounding towns. We have easy access to open space and state parks.	1
We have beautiful beaches, friendly people, and great resources. The town works hard to maintain roads and police and fire workers are very nice and helpful.	1
We have a beautiful shoreline that should be drawing visitors like Guilford and Madison does.	1
We are more diverse than surrounding shoreline towns.	1
We are anchored to the sound!	1
Water/Harbor area.	1
Water access, parks and trails, town beach, historic homes.	1
Water Access for boating, swimming, beaches, etc.	1
Warm, connected, generous citizens. Our location on the shoreline. The harbor area. Quality of our schools,, the library our PD and first responders.	1
Very picturesque and awesome people.	1
Very little traffic congestion	1
Variety of socioeconomic residents. Proximity to other communities. Public beach.	1
Uncrowded and friendly	1
Town beach, wonderful people/close knit community, proximity to other great shoreline towns, easy access to 95	1
Tight knit community- still has its small town charm.	1
Tight knit community! And the beach!	1
Tight knit community that still has that small beach town charm.	1

There's lot of community involvement and families helping families (in the literal sense).	1
There are lots of recreational activities to do in Clinton. We have a State Park- Hammonasset that is in the next town over.	1
There are good people, and good possibilities.	1
The water and access to Long Island Sound. The safe and connected neighborhoods.	1
The water access. Love everything about the shoreline. Please preserve it!!!!	1
The unpretentiousness of most people	1
The town library provides a meeting place with many activities for all ages. The new senior group engages the seniors in many activities.	1
The tight nit community	1
The thing I love about Clinton is our relaxed way of life. We are a bit less buttoned up than the surrounding towns, and have less ego and keeping up with the Jones's type of mentality. It leads to a relatively peaceful and relaxing lifestyle that you just don't get in other communities.	1
The strong sense of community is evident every where you go and especially when we have people in need. Our response is always tremendous! I also love the development we have going on (Big Y plaza) and love that our outlets are doing so well. Yet, I love that we are quaint (our beach and downtown) and we can still have a great dinner out!	1
The small-town feel. The beach. The businesses.	1
The small town, community feel as well as the greater Shoreline community accessibility. Additionally the multiple amenities including the beaches, shops, restaurants and coffee/tea shops.	1
The small town feel of Clinton. The fact that most everyone cares about what happens to their neighbors.	1
The small town environment and proximity to the beach is wonderful!	1
The small town community is its greatest strength. The people of this town care for each other. We have many resources for children in the school system and community in general.	1
The small town closeness and safety. Plus great walking trails in designated wooded areas	1
The small town atmosphere, a sense of community, a great school system, dedicated police/fire fighters.	1
The size of the community and the involvement of community members shows a level of encouragement for anyone who is new to town, that the people who live in the town care about the towns wellbeing. Additionally, members of the community who also work for the town government have an added level of engagement, and many town employees reside in the town because they care about what happens to the town and want to better their own community.	1
The size of the community and its proximity to the water.	1
The shoreline.	1
The shoreline, the people and the quaint and quiet streets.	1

The shoreline and great neighbors	1
The shoreline and all of the enrichment and social offerings it has to keep residents engaged and active.	1
The shore.	1
The schools and open spaces	1
The scale of the Community and its geographical, shoreline location.	1
The rich history, cute downtown and the nice community .	1
The proximity to the water.	1
The proximity to Long Island sound and the school system.	1
The people. This town is unique along the shore. It's more diverse with many levels of socioeconomic status. The perspectives of the population needs to be taken into consideration with all decisions. It is not Madison, Killingworth, or even Old Saybrook.	1
The people. Their can be a lot of complaining and noise, but in the end this town supports each other	1
The people. The proximity to the Sound. The Town Hall and beautiful Morgan auditorium. The George Flynn Classical Concerts series. Good and great restaurants. Lobster Landing and the other waterside eateries.	1
The people. It's nice to walk in a store and know someone. I feel the town is personable	1
The people. So may good people who love this town and want to make it a great place to live.	1
The people, still has a small town feel. Yes there is traffic in the summer but not as bad as surrounding towns	1
the people, proximity to long island sound, ample retail, historic village	1
The people, beauty of town, except for blight. Beautiful town hall, having accessible beach, small town feel. So thankful for Senior Connection and all it has to offer	1
The people! and the location to the water. Otherwise I think the town itself is totally uninteresting, run down, has no younger appeal, has no entertainment or restaurants. Just look at Madison and Old Saybrook as useful models.	1
The people who live here. The beach area and proximity to shopping/restaurants.	1
The people who live and work in the town. The services, arts and entertainment are the bonus.	1
The people of Clinton are generally good hard-working families with good values and are open and friendly. The shoreline of Clinton is beautiful and the outlet mall is a good attraction.	1
The people make Clinton a wonderful place to live. They are friendly, congenial and always answer when spoken to. This includes the youth too.	1
The people in the town are kind and caring. Love the easy access to the beach and town dock and restaurants. I love the low key but intense love of the town and its environment. I have lived here for 45 years and am amazed how I do not want to move anywhere else! I am happy here!	1

the people in it the tight knitted community	1
The people in clinton are so friendly and kind. We have a beautiful and inviting shoreline.	1
The people are great, it is small and on the water.	1
The people and the location	1
the people and our history. Many move into Town and try to change things...Change is good but take it easy...you newbies are ready to throw our history out the window...	1
The people and location to the water.	1
The people , the wonderful library our beautiful beaches . The small feel .	1
The ocean, the people, the small town feel	1
The natural beauty of a shoreline town with the recreational opportunities, such as walking, hiking, biking, enjoying our beaches and waterways. Clinton offers us a sense of quiet and friendly neighborhood communities.	1
The natural beauty and there is more socioeconomic diversity than some towns and history.	1
The location to the water.	1
The location and the sense of community.	1
The library, the community, the nature - woods, ocean, etc.	1
The intimate, community feel, caring non-profits organizations like Kidz Konnection, town traditions and events, our library events, and our senior program. Geographically, the beach and coastline can't be beat!	1
The great small town feel but with easy access to businesses and services. Friendly people and amazing access to the harbor and sound.	1
The friendly atmosphere, excellent schools, the development which has been going on, our library resources, shopping, and keeping Clinton a small town run by excellent people in our fire department and police force.	1
The fact you can walk downtown and there is a good chance to see someone you know. The services in town and a great town beach and recreational fields.	1
The events the community the townspeople	1
The community. People really have a great sense of community here. Clinton is a beautiful town. There are many beautiful neighborhoods.	1
The community, there are a lot of life long residents that will, and have, done anything for others no matter the affiliations.	1
The community of people.	1
The community of individuals.	1

The community is nice and there are a lot of community events. Most of the people are kind and there are some great resources.	1
The community events, our neighbors	1
The Clinton shoreline is great. I appreciate the small-town feel and the MANY social events in the town.	1
The camaraderie of the community.	1
The beautiful undeveloped spaces, the wildlife, the people who are still friendly	1
The beautiful harbor and beach.	1
The beach, proximity to other great towns, nice schools	1
The beach	1
Strong sense of community in the town, beautiful natural resources, town history.	1
Small. Family oriented community	1
small town/quaint/no big box stores and "central avenue" small events convenient to 95/near New Haven/feels like a perpetual vacation	1
Small town/its history/friendly folks	1
Small town. Water access.	1
Small town,dedicated citizens and great natural resources	1
Small town, sense of community, access to Long Island Sound!!!!!!	1
small town, close to the shoreline	1
Small town, beautiful shoreline, relaxing	1
Small town with more diversity than most of the shoreline.	1
Small town walkable downtown affordable pretty town family oriented people help one another good high school	1
Small town vibe	1
Small town that is not overly commercialized. Great location - beach and accessibility to museums, theater, restaurants, etc.	1
small town feel/friendly people	1
Small town feel.	1
Small town feel, friendly community, beaches	1
Small town feel, DPW does a great job during storms	1
Small town convenience, good schools, beautiful natural setting.	1

Small town community in a beautiful location on the shore.	1
Small town community feeling	1
Small town community feel, the town library and beach and the schooling system	1
Small town charm; proximity to the Sound; friendly environment.	1
Small town charm. Hope it is never lost to progress.	1
Small town charm, good schools, great police force & fire department, great public works department, beautiful marina, beach areas.	1
Small town beaching living vibe with modern facilities. It's a great community to live in with kind people and town sponsored activities like summer fest and Christmas in clinton	1
Small town appeal, friendly people, our proximity to Long Island Sound right in our downtown area-beautiful.	1
Small town and located on the water	1
Small town	1
Small size town with much to offer with Arts and entertainment like the George Flynn concerts, summer concerts , scarecrow contest and Clinton in Christmas event. Love that the town has a beautiful beach and town dock and clamming area	1
Small seashore community Community support for each other	1
Small quiet town. Peaceful	1
Small enough to make a difference as a volunteer and know your neighbors. We are the only coastal town with Long Island sound running right up to Main Street. That amenity should be celebrated. Crossing the Indian river is beautiful.	1
Small community. Great business in town. Safe	1
Small community life	1
Small beach community	1
Small and down to earth	1
shoreline new high school outlets marinas grocery stores	1
Shoreline vibes but not stuffy more down to earth population	1
Shoreline town	1
Shoreline experience	1
Shoreline community, residents are generous to those in need (Food Pantry @ First Church Congregational Church), Feeling of community	1
Shoreline community with direct access to Long Island Sound, plus a lot of wetlands and forests in tiwn.	1
Shoreline & wildlife	1

Shoreline	1
Sense of community & local charm, location to be along the shoreline but also ease of access to cities (New Haven, NYC, Boston)	1
Senior Center and activities. I curently use the Estuary in Old Saybrook but would like local options. More activities for teenagers.	1
Really love that Big Y came here. We live off of Cow Hill. It has been incredibly convenient to have a friendly grocery store with anything I could need so close by, especially since we have 4 young kids all under the age of 3.	1
Proximity to water	1
Proximity to the shore; small town feeling of knowing your neighbors; walkable and easy access to public transportation, especially. The Shoreline East.	1
Proximity to the ocean	1
Proximity to shore. Small town feel.	1
Proximity to Long Island Sound. Small town feel.	1
Proximity to Long Island Sound, surrounding towns with vibrant downtown areas, great small town feeling	1
Proximity to Long Island Sound and other Environmental Resources.	1
Proximity to LI Sound, relatively affordable housing, very moderate climate (for New England), good public services and facilities.	1
Proximity to beaches - low taxes - retail and Main Street options - restaurants - proximity to other areas - Summerfest!	1
People, location, ease of 95, train station & charm.	1
People come together for others in need	1
People are kind, friendly and its easy to feel welcome here.	1
Our small town has a wonderful sense of community.	1
Our community. Beaches. Reasonable cost of housing however more is needed	1
Opportunities are endless but they need to be addressed with a greater vision.	1
Nothing.	1
Nothing, at best it's an average small town.	1
Not sure as I do feel it's a great place. It's an okay place. Maybe that the housing market is cheaper than Madison and Guilford.	1
Nice village , harbor, beach areas	1
Nice small town feel.	1

Nice people, Nice water areas, community	1
Nice location, quiet, almost too quiet. could be better with destination type anchor businesses.	1
Neighborhoods, proximity to larger cities and amenities, access to the train, and access to the shoreline	1
Need to address high taxes. Raised taxes after the last revaluation. Why? No improvement of services since then.	1
Near the water. Small town. decent schools.	1
Near the water	1
Near the beach, close to New Haven and New London, nice forests for walks, several stores	1
Natural resources and access to same. We have open views, a beautiful beach and marina, and are fortunate to have a lovely water view in the heart of downtown. All of this should be complemented by a commercial area that is more attractive to passersby in terms of both offerings and curb appeal. Such a waste, really, that we don't leverage what we have.	1
Natural resources	1
Natural harbor, natural environment	1
Natural beauty, good schools.	1
My neighbors	1
My family just moved to Clinton in November 2024, into our first home and so far we have been happy with the town. We have not had too much of an opportunity to explore the town, but we look forward to doing so in the months and years to come.	1
My backyard where I live on the river	1
My back yard on the river	1
More affordable, sense of community, quiet	1
Many people who reside in the community care about our town. Our library, town hall, and schools are top notch.	1
Low cost of living compared to other towns, especially along the shoreline. Safe, caring, diverse community. Great school system and dedicated teachers. Fantastic library. Morgan auditorium is terrific venue for events. Kidz Konnection and gem. Both great to attract people to Clinton. Town has recently done a nice job serving seniors and addressing housing issues.	1
Long Island Sound	1
Location. Small town life	1
Location. Being close to the ocean and also having many wooded areas is very attractive and is what brought us here. Also seems like a small, tight knit community and great place to raise a family.	1
Location, near LI Sound, Parks, Schools,	1

Location, affordability, real people, arts and culture	1
Location, accessibility to beach	1
Location to shoreline. People are friendly. Train and turnpike access.	1
Location to route 9 and I95	1
LOCATION TO 95, SHORELINE COMMUNITY	1
Location on Long Island Sound and small town vibe. Access ti I95. Good neighbors!	1
Location near the water, town beach is beautiful, restaurant options including the winery, small town feel, trolley services	1
location btw New York and Boston, people, proximity to water, marinas, Hammonasset state park.	1
Location between big cities	1
Location and community	1
Location and beach access	1
Location Access to Hammonasset Lower housing costs	1
Local community members	1
Laidback shoreline charm. Sense of community. Access to shoreline activities, boating, fishing, marshes.	1
It's the best of both worlds - woodsy and rural, yet on the waterfront and minutes to more developed areas. We like how undeveloped Clinton is compared to other communities. Not as many national chain retailers, less traffic, schools are smaller.	1
It's small town feel and it is less pretentious than other shoreline towns.	1
Its proximity to Long Island Sound	1
It's possibly the lest expensive town on the shoreline, with a mix of water and woods.	1
Its people, small town charm, beaches	1
It's natural beauty, great schools, and blend of great restaurants and culture.	1
Its location on the shore and its vintage maritime atmosphere	1
Its location	1
It's coastal resources	1
It's a small tow near L.I. Sound, has fascinating history ad three National Register Historic Districts and is affordable	1
It's a nice, tight knit community where most people know each other. It's a great place to raise kids, safe and good schools.	1
it's a naturally beautiful little town.	1

It's a beautiful shoreline town with a people from all different backgrounds. I think we have a wonderful school system and decent town services.	1
It's safe, quiet and beautiful.	1
It's positioned well to get to surround cities, it has good access to the water, it's more affordable than Madison.	1
It's people.	1
It's clean, friendly, on the water, has great restaurants and so far I've been very happy with my children's' education	1
It's beautiful. The Grove is walkable.	1
It's an okay place	1
It's a small town with citizens and groups committed to its well being.	1
It's a small community with (mostly) friendly people. I would like to see it remain that way. I know a lot of people think that commercial development will lower taxes, but that has proved wrong many times, remember the mall? It was supposed to lower taxes by a lot - never happened and now the traffic flow is bottlenecked several times a year	1
It's a good size, it's not riddled with chain businesses, and the old homes are beautiful	1
It's a friendly community which offers great family programs through the town and local businesses and organizations such as summer fest, Christmas in Clinton, the arts district, etc.	1
It's a family town! Beautiful town beach and playground, great library,	1
It's a beautiful little shoreline town with lots of potential	1
It's a beach town!	1
It still maintain a community feeling, and I would like to see it to continue to improve	1
It isn't Madison.	1
It is the best cross section of people on the shoreline, it is a family oriented community and people are respectful of one another.	1
It is on the shore, and the physical beauty of our open spaces, its size, the diversity of its people, commitment to our schools and library, our Town Manager/Town Council form of government, our police and fire departments, historic homes and buildings, museums, access to rail transportation and growing bus system, Town Hall theater and support for performance and visual arts, shopping for new and used, grocery stores and eateries and vineyard, doctors' offices and nearby ER and urgent care, marina, proximity to Hammonasset State Park, churches.	1
It is an unassuming and beautiful small coastal town.	1
It is an ok place We lack a cohesive and vibrant restaurant and boutique shopping	1

It is a small town with a rich historical past and deeply committed volunteers within the community. We have the most amazing shoreline line to enjoy...both the Clinton Beach and the Clinton Marina. Just sitting in the Gazebo behind the Town Hall is like going on a mini vacation in your own town.	1
It is a shoreline community with easy access to cultural and business venues.	1
It is a safe, attractive community. Wonderful facilities, and programs. Neighborhoods that are delightful to walk in and meet neighbors! Community events are great, love the beer and food event, love senior connections, love the library! I dont have children, but it appears the school facilities are very nice.	1
It has always felt like a nice quiet and peaceful town.	1
It has a small town vibe, great natural resources, near other towns that have theater and other cultural resources, and trains to NYC	1
Incredible shoreline/ natural resources Town Small town lifestyle Relative affordability Proximity to larger cities	1
I really like the balance of the rural nature of the town while having enough amenities that one doesn't feel it's a struggle to access those items/services that make life easier. I've always been annoyed by those that move here and then say "It would be perfect, if only there was a big box store." And though it's not really noticed an a day-to-day basis, being on the shoreline with the Sound "right there" is rather appealing.	1
I love the small community.	1
I love living in Clinton because it is a small, tight knit community with rich natural, cultural, and historical resources	1
I love Clinton! It is a beautiful area filled with such precious nature.. I have found incredibly nice people.	1
I grew up in Madison and I love the shoreline. Just wish Clinton would have downtown would be more appealing.	1
I do not think that it is a great place to live.	1
I do like the small town appeal, however people need to accept the fact that we cannot remain a viable community unless we adopt change. I do not want to loose the small town feel, but we do need to have some growth.	1
I can walk all across town, any place, day or night and feel safe.	1
hiking trails, beaches, great walking areas, small town feel, safe environment	1
Having access to Long Island Sound	1
Have always found people friendly. Ok experience with school system	1
Harbor and acess to the water and LI Sound	1
Great small town, benefits of shoreline town without the snootiness of Madison or Guilford	1
Great small town	1
Great seasonal town. Safe.	1

Great schools, town beach and water access, close to highway, access to trains.	1
Great schools, family events	1
Great People, waterfront community	1
Great location and friendly people	1
Great library, public schools I have confidence in, chill vibe, proximity to the Sound	1
Great community with really wonderful people.	1
Great access to the water (rivers, harbor, LI Sound), I-95, and trains.	1
Great access to beaches, water rec and open space.	1
Good mix of those who have and those who don't have as much. Easy access to daily needs and services. Strong neighboring towns. Clinton harbor is our strongest asset making the town of Clinton a destination.	1
Gives a relaxed home vibe	1
Friendships	1
Friendly town which has a good share of committed people working to improve things and to be involved with many different aspects of community organizations.	1
Friendly people, great location and lots of fresh salt air.	1
Friendly people, good schools	1
Friendly people and a great library and shops	1
Friendly people	1
Friendly community, wide range of housing prices	1
First and foremost, the people. After that, the proximity to other places available by train	1
Diversity in our cultures and income levels. Numerous options to participate in town planning and town events. Our library is a great resource	1
Direct access to Long Island Sound resource. Without that, it's just another mediocre town.	1
Convenience to many things	1
Concerned residents	1
Community and senior program	1
Community	1
Comfortable	1
Close to the sound and wooded areas. Has a boat launch but it needs improvements.	1
Close to the beach. Between two major cities.	1

Close to shoreline and major cities but rural enough to not feel over crowded.	1
Close location to the water, "hometown feel" , great neighborhoods, plentiful businesses.	1
Close community, excellent services.	1
Clinton isn't a town it's a community. Our diversity, our education, our sports, is what I grew up on and have thrived on as an adult.	1
Clinton is unique to the shoreline with a relatively affordable combination of diversity, arts, recreation and cultural history. It's got great transportation infrastructure to other great cultural centers like New Haven, New London and NYC. The town beach is amazing.	1
Clinton is the secret of the shoreline. It has great proximity to NYC and Boston, close to highways and trains/Amtrak. A diverse community of working class and some wealth. Not pretentious like some other nearby towns. The beach, Clinton antiques, and Aqua!	1
Clinton is an unspoiled shoreline town that still has a small-town feel.	1
Clinton is a wonderful, charming, small town with amazing residents . I volunteer for a local nonprofit and the generosity of our towns. People is amazing.	1
Clinton is a small town with low crime and access to water or hiking.	1
Clinton is a small beautiful town by Long Island Sound. It has lots of places to shop. Walking at the beach, fireworks and Christmas events. I want to keep Clinton small.	1
Clinton is a great shoreline town. Small town with kind people who watch out for each other. Blue collar people who work hard.	1
Clinton is a great place to live because it's a small, blue-collar town with a strong sense of community. It's a great place to raise a family, offering a safe environment, good schools, and plenty of outdoor spaces for kids to play. The close-knit feel means neighbors look out for each other, and there's a hardworking spirit that brings people together. Plus, being a smaller town, it avoids the hustle and stress of big cities while still providing access to everything you need.	1
Clinton has many resources and opportunities for families, including wonderful outdoor activities, town events, cultural events, and our wonderful library.	1
Clinton has a true sense of community. From it's historical areas to the harbor, Clinton has been built and continues to be occupied by a variety of residents, all up and down the socio-economic scale. It needs to have a central meeting location - like a downtown that is inviting to have people stick around.	1
Clinton has a rich history and is quaint town that is accessible to nature, jobs, and community.	1
Clinton has a lot to offer for such a little town. It's tiny but mighty. It has a Beautiful shoreline between the marina area and the town beach. The historical aspect of Clinton is extremely unique with the historical buildings downtown such as the Stanton house. Activities such as kayaking, shopping at the outlets, and events such as fireworks, Bluefish festival, Christmas in Clinton are assets and activities for townies as well as for out-of-towners.	1
Clinton has a great location on long island sound, a nice community.	1
Clinton Harbor	1

Caring community, diversity in income & cultures, beaches, open spaces, police, fire dept, DPW	1
Being on the water. Our town beach. Diversity of its citizens. Close to 95. Centrally located. Our library	1
Being on the shoreline is great. The town beach is wonderful for activities such as sailing or even viewing a sunset. We have great schools, low crime (other than the outlets and carjacking) and a great community. It is easy to get around by car, although having more businesses in the downtown area would also make it more accessible.	1
Being near the water, living in a very walkable city.	1
Being close to the ocean, parks, and forests.	1
Being a small shoreline town, proximity to services.	1
Beautiful town beach, well positioned between New York and Boston , safe and friendly community, good Arts scene, good events for families	1
Beautiful town beach, marina, Cedar Island, water views from Route 1. Chamard, Nataz, varied topography (woodlands, beach, hills, valleys, rivers), charming gazebos (tho sadly not maintained), stunning town hall, and proximity to Hammonasset, Chatfield Hollow, Madison, and Old Saybrook.	1
Beautiful shoreline.. presence of average middle class residents compared to some other communities. Shopping options at tjmaxx and the mall.	1
beautiful shoreline, vibrant community with excellent restaurants and retail	1
BEAUTIFUL SHORELINE COMMUNITY	1
Beautiful shoreline and easy access to 95. Also, low crime and good school system. Great transportation with shoreline east access.	1
Beautiful location and incredible potential	1
Beautiful beaches, decent restaurants, quiet town, family oriented	1
Beautiful beach and marina. Small town feel, friendly people	1
Beaches , people	1
Beach, town feel, community	1
Beach access	1
Beach	1
An inviting and accessible coastal community.	1
Access to town parks/facilities, Park & Rec athletics for kids, town library, Clinton Human Services. Economic diversity and affordable housing if you can buy a house (renting not affordable). Still would rather live in Clinton than Madison and Guilford due to economic diversity and slightly better cultural diversity.	1
access to the clinton harbor and LI sound	1
Access to the beach	1

We NEED to improve downtown. We need to be able to draw people downtown and business/ shops to draw them there. I look at what Deep River was 30 years ago and look at what they are now. We need to do that. We need more business to support taxes so it's not all on families.	1
We need more stuff for kids to do of all ages . Taxes keep going up and the kids are getting less .	1
We lack a good enough tax base. We need to have more businesses contributing to the grand list. Our new town planner has yet to contribute and her position should be dependent on how many store fronts are vacant.	1
We are challenged by not being a Destination for year-round activities. If a sports area was able to to use the old Ponds building as was tried a few years back we would be able to support more restaurants.	1
wastewater and stormwater management, overpopulation of the area.	1
Waste water treatment, numerous empty stores downtown and along all of route 1. Numerous houses and businesses along Rte 1 unkempt, not maintained, blighted.	1
Waste water issues on long hill, rocky ledge and in town where we are limited to adding more businesses because of lack of place for waste.	1
Waste water infrastructure?	1
Waste water	1
Visually improving so people want to move here. Where is the charm?	1
Very few businesses that younger families are interested in. We need fast casual restaurants.	1
UPDATING THE CENTER OF TOWN	1
unifying downtown to have character, walkability, opportunities, and curb appeal WEEKEND TRAFFIC on main and hull streets	1
Unifying all the people from diverse backgrounds, investing in our town and our students' education	1
Unchecked development of the town center and marinas/harbor. The areas should have their own set of rules and regulations that emphasize good development. An example of development that is not good- the old CVS becoming a vet hospital and pet boarding. That couldn't be farther from the direction the center needs. Certainly Madison or Old Saybrook would have stopped it. Those towns have walkable centers that bring people in. That's exactly what Clinton needs.	1
Trying to balance visitors with town resources	1
Trying to balance seasonal owners and their needs. We pay a fair share of the taxes and the majority don't use the Schools and services.	1
Transportation options and downtown business / restaurants staying open	1
Traffic. Downtown is completely clogged in summer. The light at big y is so dangerous to turn left at the exit. Affordable housing; especially for seniors.	1

Traffic, SPEEDING. I never, ever see cops policing speeding (yet I see them speeding all too often without sirens). People drive down our road and nearby roads as if they are highways. Walking here terrifies me. Pedestrian safety should be prioritized, and police should do a lot better about that..	1
Traffic, bike lanes, sidewalk improvements which are much appreciated!	1
traffic on route 1	1
Traffic issues	1
Traffic is bad on the main road, and there are few side walks, and no good restaurants downtown.	1
Traffic in summer	1
Traffic in downtown and making downtown accesable	1
Traffic and crime near the expanding malls	1
Traffic	1
Town engagement- encouraging younger folks to volunteer	1
Town center needs more for local to go for walk cafes stores	1
Too many of the same closed minded people on the boards and committees of this town that do not want any change. If we do not recognize that we need to "grow" & upgrade our town, we will continue to have empty store fronts, dilapated buildings & homes, no money for infrastructure and higher taxes which will drive out seniors and discourage young families.	1
Too many closed businesses. Need job training / emploment classes in Clinton.	1
Too many absentee landowners	1
To retain sense of a small community, as Clinton is faced with residential and commercial development challenges.	1
To keep itself viable and attract important businesses here and then keep them. We have lots of empty buildings that could accommodate a variety of cultural as well as mainstream business .	1
Though taxes have nearly doubled in the 15 years i have lived here, i can still manage, but the burden for growth should not be on property owners, but creative financing solutions should be sought. Intolerance - I would love to see civics taught for kids as well as adults, we should re-introduce how to engage in political discussions respectfully rather than the current environment where we are each in our respective silos and theres no educational value to voting. I would like to see the towns beach water be improved so we arent worrying about bacteria after every major storm. I think bullying needs to stop in schools, but as i do not have children, i have no suggestions on how to address.	1
There's not enough entertainment for adults and especially kids/teens.	1

There is only one way to go through downtown, no parallel roads like other towns, it's impossible to get around and always crowded. There is no center for seniors. Instead of contracting with the estuary that does NOTHING you should have contracted with Madison, which is closer. Property taxes are high, but it's hard to see what we get for them other than paying for the high school. There aren't those small specialized businesses that people like to shop at , that give a town character ,where the commercial activity would help spread the tax burden too. That's ok I suppose, because getting to them and parking would be hard. But a good coffee shop or cafe, a bakery, business that specializes in prepared food, some other unique businesses. When I get the emails from the state senator's office, every surrounding town has some sort of activity listed, or some improvement underway , except Clinton. If the town has a particular community feel - I don't see it.	1
The ugliness of chains and the traffic and congestion that goes with it.	1
the train tracks are too close to Main Street...can't change that. Blight...encourage people especially business" clean up their front and back areas!!	1
The town needs affordable housing that appeals to all age groups. But we also need to attract higher income families that are willing to support programs that benefit young people (eg education)	1
The town is not walkable, and this contributes to the biggest problem, which is the business district. We need more cute little shops, but in order to support more cute little shops, we need foot traffic. Sidewalks and additions to make walking more pleasant, such as landscaping and street trees, would make it possible for many people to walk to downtown, get an ice cream, pick up some vegetables at a produce market, get some bread from a bakery. I would love to be able to do those things. Even strategic interventions, like safe walkways to take people from Nod Rd and North High Street to the Post Road (past the train tracks), would make a big difference.	1
The seeming inability for people on both sides of the political aisle to come together and work in a bipartisan fashion regarding budgets, resource allocation, and general forward direction.	1
The run down buildings and the condition of the downtown buildings.	1
The political divide and how nasty people can get. Especially on social media, like the Clinton Facebook groups.	1
The people. It's a double edge sword. We have great people and we also have people who want to continue to do things the way it's always been done and we cannot afford to be stagnant. I have personally experienced the town asking for people to bring new ideas forward and new talent forward. But when we try to help out, we are told "that's not what we are going to do". So, it appears the town doesn't want new ideas, just more people to implement the same old ideas	1
The parks and rec does not offer enough opportunities for kids or adults. Surrounding towns have many more extracurriculars for people to engage in around town.	1
The lack of entertainment options and hotels/motels suitable for visitors.	1
The lack of businesses and restaurants in Clinton and the lack of development down town	1
The lack of a vibrant downtown area	1
The greatest challenge is the filling of open businesses.	1

The downtown landlords and lack of sewers. We need to improve downtown to make it a place that folks want to stop and visit, not just drive through.	1
The downtown has always been a little underwhelming. Empty space where restaurants and shops could be. Some things just don't stick and I don't know why. Like the old Malone's...	1
The downtown area needs more businesses and a coherent structure	1
The downtown area needs development so that more and diverse small businesses will want to move in.	1
The downtown area is depressing, the buildings need to be cleaned up and made more inviting. We need to fill vacant space n town and all along route 1.	1
The downtown area could really use a lot of improvement. My husband grew up in Saybrook and we're there much more than we are here - going to their restaurants, walking their downtown/shops, going to their community events. Partly because we have friends there but mostly because of what's offered.	1
The downtown area could be so nice, filled with canopied shops and eateries. If you have ever seen Camden Maine, we have a similar landscape with parking. Ehind the Main Street and some along the Main Street. Quaint and would love to see Clinton look like this with foot traffic in stores and eateries along the main road.	1
The down town has too many vacant store fronts, trashy stores like thrift shops/vape shops, and there aren't many enough good restaurants once Rocky's closes for the season.	1
The down town area and the waste management.	1
The closed-minded culture of the town and the intentional mediocrity of the town schools. Suicide rate is high because of unsupportive town culture—QPR trainings won't fix that. If your kid is outside the defined norm, there are a few individual heroic educators who will help, but the school system only cares about meeting attendance goals and other state metrics and not actually educating all kids. SPEND MORE MONEY ON THE SCHOOLS!!! We need support for bilingual students, students with disabilities, and talented and gifted students. We need an administration that supports teachers as professionals who can use their creativity and expertise rather than wasting time, energy, and money on new curricula every few years that teachers have no input in and that they know doesn't work. We need a town wide culture that shows students they have strengths and value even if they are different. Fix the schools and you will attract more families. We would leave if we could afford to.	1
The challenge is certain subgroups taking over the town and making decisions in isolation.	1
The business growth and appearance downtown.	1
The blight all around the main thoroughfares makes the town look so shabby and rundown, and downtown/main street area seems like it could be such a lovely asset and draw but it is also run down shabby. It is a diamond in the rough!	1
The amount of mental health issues, and suicide that happens and the lack of response to that.	1
Teen and young adult mental health issues have plagued Clinton for the last decade	1

Technology and town records and transparency- searching the records, particularly property records, building permits and variances is a disaster. Invasive weeds and species- the invasive weeds are taking over all green space, roadsides and marshes. We need to buy some goats, organize some cleanups, find some grant money or something to get the weeds under control. We should also have an online police log like Glastonbury and other towns https://www.glastonburyct.gov/departments/department-directory-i-z/police/interactive-police-dashboard	1
Taxes are way too high for small cottages on Shore Rd Shore Rd is extreme noisy from constant construction vehicles Congestion on Main St is bad	1
Taxes are Highest on the Shoreline It's a disgrace	1
Taxes and business development.	1
Taxes	1
Tax revenue	1
Taking advantage of water access and improving downtown area. Clinton has such a unique ability to further leverage it's water access and proximity to downtown area. There are some real eyesores in that area and restaurants, inns and housing could really enhance that asset.	1
Surprised to see there was not a category above specifically about schools and school facilities. Schools bring families and the future into the community. Biggest challenge- how to attract and keep new businesses. Wastewater has been a concern for way too long.	1
summer traffic, and lack of downtown community feeling.	1
Summer traffic congestion downtown is on the list	1
Summer congestion	1
Stuck in the past. Empty store fronts, horrible traffic.	1
Speeding on streets during the summer	1
Space and money	1
some of the people running it	1
Solid waste management - waste water management - need sewers the water table too high and homes butting out into the beaches/shores too much lost much shoreline with gigantic homes and retaining walls	1
Small town with high taxes and fewer services than other towns	1
Small business and restaurants could use some focus.	1
Sewage - septic needs to go with water tables our landscaped has changed in past 20-30 years. Sewers must be implemented near shore and causeways	1
Septic downtown and in the sound water pollution. We need sewage system. Renewable energy and solar and wind. Solar arrays on the old dump site, etc. Route 1 too narrow and lights not coordinated. More Art events.	1

See above is my #1 concern but the town is in dire need of improving downtown. There is NOTHING appealing about it. No stores to draw visitors, there are many buildings that should be torn down, summer traffic is awful...	1
Sea level rise, and especially its impact on shoreline septic systems.	1
Schools need to refocus on basic reading, math and science skills.	1
Safety	1
Rural area, spread out, lack of public transportation , we need a senior center like every other shoreline town.	1
Rising sea levels affecting immediate shoreline homes septic systems and harbor and LIS water quality.	1
Ridding the blight and making the town center attractive which will lead to more people coming to Clinton.	1
Revitalizing downtown. Getting a diversity in business into the empty properties in the downtown area. Improving the look of Main st - in particular the view when you enter Main st from rt 81 and High Street. Creating a recreation "hub" that is unique to our town - ex: the old Pond's building being re-created into a recreation/restaurant/business sector.	1
Revitalize downtown	1
Retaining young families, its downtown area, prohibitive zoning regulations. We lack the type of housing stock that enables a young or growing family to stay in town. Especially after the pandemic where people we forced to live and work from home. The modestly priced homes are ranches, raised ranches or split levels, which all primarily have 3 bedrooms in total to them. There had been some development in the early 2000's with James Vincent subdivision and Lindera Lane. I'm not saying we need to create neighborhoods like that to keep families in town, but we do need more options to fit the needs of buyers. This will strengthen the ties to the town, prolong friendships, and enhance the sense of community, instead of having them move to neighboring towns that have more 4 bedroom homes available.	1
Reputation as not being as nice a town as others surrounding it	1
Reducing taxes. Clinton needs more industry	1
Reconciling the needs and wants of the younger population with the wants and needs of the older population	1
Raising our business tax base to take some pressure off of homeowners. Developing more low-income housing.	1
protecting eroding Cedar Island	1
Protecting Clinton's remaining Open Space	1
Properties that need renovation or removal. When will there be progress on properties on High St Tear down or what? Not a good look for folks entering our town from the north or turnpike. It's a very poor view to enter rte one from 81 to see a property that needs removal sitting there year after year. Is that what this town wants to be remembered as, more tear downs? We have lost several antique buildings , while we let these wrecks stand !	1

Promoting and marketing the town as a welcoming community where businesses and residents can enjoy the town's offering and opportunities.	1
Progress being halted by older generations.	1
Preventing the remaining large wooded parcels from being developed.	1
Preserving the small town atmosphere while generating a reasonable tax basis.	1
Preserving the Historic feel of our downtown while maintaining buildings and creating a thriving Bringing business area.	1
Preserving the environment. Not over-building.	1
Population pressure	1
Ponds redevelopment Affordable Senior housing	1
Polarized community	1
Please clean up the downtown area	1
People waste so much energy fighting development which is badly needed. Trying to stay "quaint" will hurt us in the long run.	1
Overdevelopment. I'd hate to see lots of apartments being built. The streets can barely handle the traffic now. Commitment to bring in businesses - both for downtown and in industrial areas.	1
overcoming the fighting between people's opinions	1
Our downtown improvements	1
One would be the appearance of downtown combined with the lack of well-lit parking. Every so often a cursory effort is made to make downtown look better, but it never amounts to much more than a slap of paint or maybe some low-quality siding. And no attention is ever given to West Main Street from about Pearl Street to the Madison line. Another would be the decades-long tendency to allow historic structures to deteriorate or be torn down even when sound. I've seen this since I was a kid.	1
Old school thinking and lack of innovation	1
nothing to do very boring	1
Not losing it's small town character through over development	1
Not having good local shopping to go to like Madison and Guilford do.	1
Not enough good quality restaurants . But some commercial properties do not maintain the outside appearance. They are deteriorating.	1
Not dividing the town with political agendas, but instead focusing on the potential for overall business development and civic beauty in our small town.	1
Not being accessible to kids	1

no strategic vision for stable long-term development, lack of coordination among commissions fostering development (all commissions have or should have a hand in development), lack of adequate business development to draw both visitors and younger more mobile and affluent permanent population, town government transparency, high taxes	1
No enough walking paths, cow hill in particular a lot of people walk/ run/ bike it and it is a hazard to drivers and walkers	1
No city sewer.	1
No businesses seem to want to come here.	1
Need turning lanes on Route 1 especially in summer. Need restaurants too	1
Need to go out of town for entertainment purposes.	1
Need more venues that offer more and better opportunities for jobs and activities for all age groups.	1
Need for sewage treatment Maintaining beach with rising seas	1
More needs to be done downtown to make it a destination. There isn't a walking downtown with places to go and spend the afternoon. The traffic is part of the problem. The road is very narrow heading up the hill from the Coffee Break on up towards Madison, until you get past Van Wilgen's. In the summer, the traffic is really bad there, and street parking is dangerous there.	1
More businesses? Upgrade dilapidated buildings upgrade our center like Madison Old Saybrook and surrounding towns.	1
More affordable housing	1
Minimal activities for our youth to do	1
Maximizing downtown potential.	1
Many who live here can't or won't support our economy, which keeps desirable and sorely needed businesses at bay. These same individuals have little house pride, as well. A little maintenance would go a long way, as well as leveraging the blight ordinance.	1
Managing increasing traffic congestion while enhancing its "downtown" vitality.	1
Managing development. When I read about all the new apartments I worry about traffic on Route 1 and the drain on police and fire. Slow down apartments so we can see the traffic impact. Stop the big buses from New Haven...they run empty much of the time and contribute to pollution. Improve train service instead. Education funding... to keep young families coming in to raise their families we need to invest in education. Development around the harbor area...we need to manage the trend by developers to scoop up and tear down smaller affordable homes and build bigger expensive homes that will eventually take over the neighborhoods and turn the smaller homes into building lots worth less than a house. Not sure but many of the larger homes belong to snow birds who don't live here full time but vote down budgets.	1
Making town government work for everyone. And developing our downtown as a functional resource for the residents and a destination for the costal region. The fire station is oddly located so close to a tidal river. Relocation of the fire station and developing the site as a commercial or social asset. Architectural context and sound planning principles must be part of every project. We can do better.	1

Making the town a more attractive place to live and visit.	1
Making the downtown area attractive, to encourage others to come to shop, stroll and eat.	1
Majority of tax burdens fall on home owners because of limited number of businesses	1
Maintaining the long standing historic charm clinton has been know for.	1
Maintaining the beach side town vibe with the oncoming climate challenges. (severe weather events, beach erosion, etc.)	1
maintaining socio economic diversity and creating a better downtown.	1
Maintaining our schools and helping our citizens to understand the importance of education.	1
Maintaining economic viability of village center and preserving/enhancing public access to shoreline.	1
Maintain costs keep taxes low.	1
Main street. This is the first impression of our town for all that visit here and it is a mix of odd stores and buildings that are falling apart. Even our new logo and town signs are embarrassing and cheaply made compared to Madison's more historical appearing wood carved signs with gold accents. Clinton has so much potential but we continue to be the eyesore of the shoreline nestled in between towns that clearly have figured it out.	1
Main street and the appearance of "downtown".	1
Looks too run down.Must improve all areas along RT 1 including town center . Building & lot improvements with goal of 100% occupancy	1
Liberals	1
Leadership that has personal agendas. Leadership that isn't seeing their own flaws. A select few ignoring obvious needs of youth.	1
Leadership is ineffective at enticing new business to town.	1
Lack of town authority to require improvement/demolishment of unsightly structures on the Post Rd. Route 1. No doubt other higher priorities of which I have no knowledge.	1
Lack of things to do, downtown is an eyesore, unable to walk/bike most places due to safety concerns.	1
Lack of suitable development of unused property (e.g. Unilever campus) Lack of affordable housing options, partly due to zoning restrictions Lack of safe and functional walking and bike paths - one ends up driving everywhere.	1
lack of sufficient funds and community support to properly tackle flooding, wastewater management, and business development.	1
Lack of sources of information..	1
Lack of sidewalks and sustained business development (e.g. what happened to developing the Unilever property?)	1
Lack of sewers where septic tank systems are non confirming. .	1

lack of sewers along the shoreline, lack of enforcement of older systems and cess pools lack of downtown development	1
Lack of restsurants and entertainment options downtown; venues/events available in the evening.	1
Lack of participation in Local Politics. and, particularly, the inability of the electorate to understand the present situation and find the means to support changes in Housing, Education, Environmental and Economic Policy.	1
Lack of investment into development	1
Lack of gym/recreational space for youth during the winter months. Plus, there seems to be a lack of engagement toward the younger families in town.	1
Lack of cheap housing and lack of public transportation	1
Lack of business development and need to increase tax base to fund necessary services	1
Lack of affordable housing.	1
Lack of affordable housing	1
Lack of a town center that is welcoming and easily accessed.	1
Keeping young adults in the community.	1
Keeping the town well-maintained. It seems that there are a lot of areas downtown that are vacant or have blight. Additionally, marketing all of what Clinton has to offer into a place where people would want to come and spend time.	1
Keeping the town affordable for young couples to start family's. Attracting talented teachers.	1
Keeping the harbor safe and reducing congestion on the roadways especially during the summer months	1
Keeping that small town charm and at the same time maintaining the infastructer	1
Keeping property taxes low	1
It's has a reputation of being a "much less nicer" shoreline town.	1
It's not a challenge but for some reason it is. Why is the downtown so rundown?? There is no excuse for this. Clinton is the only town on the shoreline that looks this bad. It took several years to get worn out signs replaced in the downtown area. I don't get it??? Isn't there a blithe law?? Why has nothing been done. Get a better attorney to handle the downtown, do something. That house on the corner of Dan Vece Jr Way is a disgrace. Why is this allowed?? Then there is that yellow liquor store with the paint peeling with the attorneys office next door. I hope this gets rectified soon. The downtown is an embarrassment to the town, its officials, and its residents. Put some of our tax dollars on this project now!!!	1
It needs a revitalized downtown to draw people in. A few restaurant options other than pizza and chinese. Also, more affordable housing.	1

It is my understanding that Clinton's infrastructure, namely the inadequacy of downtown's septic systems should be addressed. The center of town is unattractive to put it mildly and new businesses, developed according to a cohesive plan for the whole town center, would be more likely to move into Clinton. A plan for development of the downtown area should include attractive buildings which reflect our town's history, not more like CVS. There is very little appeal to spend much time in downtown Clinton.	1
It is becoming congested. I think the unsightly buildings need immediate attention.	1
It doesn't have as much to offer as neighboring towns	1
Infrastructure. Getting through town on route 1 is crazy. Too many lights. Improve traffic flow and invest in downtown so businesses can move in with updated septic etc	1
Inertia. There are many good ideas, but they die. Pick one thing and push it through, build around it. Come back the following year and push 2 things through. Small wins and ambitious ones too.	1
Increasing the number of businesses (especially restaurants) while also dealing with wastewater treatment issues.	1
Increasing taxes	1
Increasing our commercial tax base.	1
Increased taxes. Spending that doesn't help our whole community. Political members who are unaware of the needs of its citizens.	1
Improving the living quality for all residents to include the development of a more service providing downtown that expresses our historic nature and quaint town origin. Housing, senior service, bike trail extension etc.	1
Improving the downtown area	1
Improving the appearance of downtown.	1
Improving downtown area and bringing business into vacant buildings like Unilever.	1
Improving downtown	1
Improve downtown	1
I would like to see some of our empty spaces filled. I know some are being working on but some have taken quite some time. I'd like us to promote us as the place to be! We are working in that direction, but I would like to see a greater push. I think developing downtown to be more inviting would be the perfect start.	1
I would like to see more places for the teenagers and older kids to hang out. Also more outreach for people in need. Set up a movie night downtown where everyone brings their lawn chairs and watch. Teach a self defense course for anyone who needs it. I think everyone should know the basics. How about a walk/ run to raise funds for Toys for Tots or for someone in need, a polar plunge. People will live and stay in Clinton if they are happy, have a good job, have a safe place to work and to live.	1
I would defer to council.	1
I think we lack a sense of town - a central hub for shopping, dining, walking where people would gather and build a deeper sense of community.	1

I think the lack of sidewalks disconnects our town. Especially connecting the downtown area to the outlets and library. They aren't that far apart but are disconnected. Same with the marina area. The lack of sidewalks is dangerous and doesn't make the area too friendly to walk around and explore, especially the "walkway" between the marina parking and lobster landing. That area is so nice and is a real missed opportunity to make it more accessible and pedestrian friendly. It would help residents and visitors explore more of Clinton and our businesses/restaurants if Clinton was more walkable and connected.	1
I think the downtown area, not sure what can be done but it is hard for small businesses to succeed because of parking and layout. More needs to be done to get our part of the shoreline out to the others.	1
I think mental health affects a lot of families and people in general not just Clinton. We have high suicide rates and I'm part of the age group who has seen the most; a lot of them were my friends and I miss them terribly. While I don't think there's anything we can do to "save" these people, we need to invest in our kids, and our teens older and younger. Helping the older get ready for college or the work force.	1
I think it would be making downtown a desirable place to shop, visit, enjoy. Right now it has little appeal. It is certainly not a place to, say, get your Christmas shopping done - unlike Madison, Guilford, Old Saybrook etc. I realize that these other downtowns are much larger but after all these years there must be something that can be done to entice people to come there. (The art area - Cindy Steven's store, etc - was a good start. But we need more interesting areas, shops like that.)	1
I think economic development is challenging. The Main Street is lacking in retail shops. They can't seem to survive and therefore don't have the incentive to come to Clinton. Parts of town look very rundown including stores and historic homes. Sometimes it seems like people are just accepting of mediocrity when there is so much potential.	1
I think Clinton has several challenges in the coming years. First, is hazards and start paying Fireman and pay Police more to keep the town safe. Second, keep the kids big and small happy by giving them a safe places to hang out. Third, think of ways to save on energy and water bills so more families will stay in Clinton.	1
I think cleaning up route 1 is the biggest challenge. So much space next to McDonald's is unused and can be a vibrant commercial and residential space. Cleaning up the old friendly's and auto shop next to it on Rt 1 at N High street. The entry points on rt 1 from Madison and Westbrook need more attention. Cleaning up clinton and bringing in business and housing would make clinton even better than it is now.	1
I think a lot of community resources are under utilized, and I feel as though the sense of community is fractured from the way that the town is organized. Neighborhoods usually have their own set of interest, but I feel as the sense of community is fractured due to isolation and certain areas of the town. Also, I think isolating our children, and not giving them any activities within the town, isolate an entire segment of population that if we as a community wish to sustain and grow, need to cultivate.	1
I do not feel that the town listens to requests of citiizens. Senior citizens have been asking for a senior center for years, and now the only way that is being addressed is by gaining a portion of the old Pierson School. That would not have happened except through the sale of the building (which sold for a song and a dance). The town needs a community center (like the one in Guilford). Towns as small as Middlefield have one. The congestion on Main Street is difficult. Maybe the lights need to be synchronized better. I also do not understand how some buildings are permitted (ie the big white building on the corner of Route One and North High Street).	1
Housing for seniors and special ed	1

High taxes.	1
High taxes Deterring car breakins	1
High taxes	1
High property taxes vs median income of residents	1
Having a collective vision for what Clinton is and could be in the future.	1
Have Clinton known for it's history - not the Premium Outlets	1
Handling the growing traffic	1
Global warming Congested Rt 1. Lack of water treatment	1
Getting people to move to town	1
Getting businesses to locate to Clinton to make it a destination for family activities.	1
Getting business in and making this town thrive for families. We need more things that kids can get involved in and do. Business that can help pick up the town. So many empty lots of abandoned business make the town hideous. The old friendlys location, the garage lot next door, old stanely bostich, across the train station. And yet we continue to clear down trees for developments on house that is either age gated, or to expensive for families to afford.	1
gentrification	1
Gaining community support for worthwhile projects in town.	1
Food security- access to agricultural land (our historical roots share the provisions of this land from both land and sea). How can we provide more access to build local food resiliency without land dedicated for residential growing use (outside the SSK garden which is very important to address food insecurity)?	1
Fiscal responsibility by town government and Board of Ed	1
Finding the right balance between the charming shoreline history and the need to bring a new vibrancy to attract businesses, restaurants, culture and recreational activities.	1
Finding a way to keep up with the surrounding communities without pricing out the average Joe.	1
Eyesore or blight, especially along Main Street. Many run down historic homes with neglected yards and gardens. The town should address these pockets of blight as it makes a terrible impression when entering town, especially on East Main Street.	1
Expansion of the malls by the highway more crime No elderly housing More affordable housing severely needed	1
Expanding the grand list and developing run-down downtown properties. Encouraging new development in town is a struggle, considering Indian River landing is still incomplete and development of the Unilever property has gone nowhere.	1
ExistenceofI95 and train tracks limiting town center.	1

Evolving the downtown to make it an inviting space for families or adults to meet (eat out, shop, have a treat, etc.) or have community programs (a la the bustling Guilford Community center that hosts multi-generational programming). Developing opportunities to take advantage of our prime location along the shore as a summer destination (need mini golf, batting cages, bowling alley, etc. activities to do that don't revolve around the beach all the time, or things for families & teens to do when it is raining....). What are activities/ opportunities that are available for FAMILIES to stay in town, invite others to our town, spend money/ generate town revenue, etc.?	1
Esthetics	1
establishing a solid tax base	1
Equity in the way people are dealt with...more consistency and transparency when dealing with the Town officials and changing the role of the Town Planner to encompass all of the areas home owners deal with. Including CRAHD. Someone who is not going to say...that is not my job...you need to talk to CRAHD...or the building inspector. We need one umbrella to help us through the storms we continue to face as property owners.	1
Environmental I fear we may be eroding our natural resources by not being tough enough on those who compromise the habitat around them.	1
energizing downtown. Getting absentee landlords to care about their properties	1
Empty stores (old CVS and Friendly's, etc.) and blighted buildings in the center of town.	1
Empty commercial space, specifically on route one and several that are in need of repairs.	1
Education	1
Economic growth and sustainability	1
Economic development. Improve our commercial tax base. Do something with C. Pond's already! Get after the absent landlord of the eyesore lot at the corner of Rt 1 and Beach Park, where Denovellis was located. What about the buildings falling down near the original library site? And then, use those tax proceeds wisely, for ALL members of the community, not just the young families.	1
Driving down the tax base off of residents, and turning the burden of a growing community onto commercial and businesses is the greatest challenge. Without re-development and re-zoning of certain spaces that are being wasted, or locations that have an appearance that are unappealing, I don't see new businesses wanting to come to town. There are many properties, 90 West Main Street, or West Main Street as a whole, 266 East Main Street, the properties east of Walgreens, which have no physical curb appeal. The area gives off an appearance of the town being impoverished that I believe would limit possible investors or developers.	1
Downtown/Main Street and reputation. I don't understand why our downtown business area cannot be as vibrant as our neighbors as well as why the Indian River Shoppes have not been able to attract stores that neighbors have - such as Whole Foods, Target, etc.	1
Downtown needs to be updated Zoning board needs to be fairer to summer residents regarding home improvements	1
Downtown needs a revamp	1

Downtown is pretty choppy. There have been improvements but the strip still needs love. The town parts are very nice but the properties along the strip need to be cleaned up. Tuff for the town to do anything about though but would create the appearance for people to stop and shop. Flooding along the shore will also continue to be a problem.	1
Downtown has little draw and large empty buildings (CVS, old post office, Friendlys, etc). Taxes are high for little services (no trash, few activities, no community center, few events)	1
Downtown development, old infrastructure, lack of family-friendly amenities and events (i.e. updated pocket playgrounds that are walkable from major neighborhoods and downtown)	1
Downtown confined by presence of train tracks cutting through community, I95 backing up onto route one to the point of gridlock	1
Downtown commercial development & blight from home owners who don't take care of their property .	1
Downtown Clinton is an eyesore. The Town needs to cleanup or remove old buildings and establish enforceable guidelines for new construction and remodeling. The areas of most concern are Rt.1 from Stop & Shop east to Madison town line and & Rt. 81 south of I95. Great examples of good progress are the new Big Y and Starbucks, the new train station, police station and new buildings along north side of Rt. 1 (across from Pica Chica). Traffic congestion at post office intersection is a problem, worse in the summer. Two lights so close together does not work. Logic says to convert the pedestrian underpass to vehicle use.	1
Downtown business vacancies	1
Downtown area. You compare to towns like Madison or old saybrook and we do not have the same pride. We need businesses that will want people to move to the area and give more of a sense of community. We are a young family that would love to see a facelift to bring more younger families to the area.	1
Downtown needs help.	1
Downtown	1
Downscale image	1
Down town development. Too many low income families. Too many run down apartments and too many mobile home parks. Suicide rates.	1
Down town area is dead Lacks a place to gather	1
Development of an inviting downtown with interesting shops and good restaurants	1
Development of a plan to handle waste from the shoreline neighborhoods. The solution in Old Saybrook would work here. All non engineered septic systems should be upgraded and all cess pools absolutely must be eliminated.	1
Developing businesses and making use of empty spaces.	1
Developing a vibrant downtown area, increasing business presence to support tax base and creating better transportation options (more shoreline trains, Ubers etc)	1
Deal with the blighted houses/buildings and improve traffic flows, especially on route 1 in the center.	1

Current homeowners keeping up with their houses - and some of the areas in town, shops, and facilities are looking run down - the trees during power outages, need to bury the lines. Not many walkable areas because there aren't sidewalks.	1
Cronyism	1
Crime at the outlets	1
Creating an attractive downtown.	1
Creating a bigger tax base by encouraging business to come to Clinton.	1
Costal flooding, traffic and emergency response personnel (police) that can drive a boat.	1
Cost of living, taxes are too high, little services for what we pay, No town sewer, little city water options. The location of route 1 railroad tracks and width of route 1 make development downtown difficult.	1
Controlling property taxes	1
controlled growth and adapting the shoreline to stay vibrant in a changing climate	1
Continuing to keep up with the times. Comparing Clinton to surrounding towns, it feels Clinton is stuck in the past with an outdated downtown and not many attractions.	1
Continuing to foster a sense of belonging and ownership of responsibility for the welfare of everyone in the community. With that we can accomplish much more than we are currently doing.	1
Commercial development to improve tax base	1
Cohesiveness.	1
Clinton's greatest challenge is convincing ALL residents and tax payers that investing in infrastructure, for example sewers in downtown, will bring in more businesses and make Clinton more appealing for outsiders to spend \$\$.	1
Clinton's greatest challenge is the lack of businesses, restaurants, and economic development. While the small-town feel is a strength, limited options for dining, shopping, and entertainment can make it difficult to keep residents spending locally. This also affects job opportunities and tax revenue, which are crucial for maintaining and improving public services. Attracting new businesses while preserving the town's character is a key challenge that Clinton needs to address to support long-term growth and community vitality.	1
Clinton's biggest challenge is getting new vibrant businesses in and running. Properties remain vacant for many years and improvements take way too long	1
Clinton residents need to expect more of themselves and their community leaders. As beautiful as the community is, long term residents don't see the need to make improvements. despite the fact that all the surrounding communities have been doing so for decades. We are now even less attractive than our poorer neighbor Westbrook because the residents lack even their vision. I have great hope in our current leadership and TM.	1
Clinton needs to accept commercial development, that will be the only way to continue to improve services and stabilize if not reduce the tax burden mil rate for the residents	1

Clinton needs activities. When I was growing up here, Stop & Shop was our local drive-in in McDonald's was our local movie theater. There is nothing for children and teenagers to do in this town anymore. Our main route, one consists of package stores nail salons. We need a small downtown that has businesses places to sit in places for people to gather. If we could close off post office Square and make that a little Piazza that would be great! We don't even have a great little coffee shop in our little downtown. We need an area that people can eat in fun, restaurants and bars, as well as places for kids to hang out. Thank you for asking us for our opinion.	1
Clinton is an eyesore compared to our neighboring towns It's time to improve Main Street and the appearance of our town Make more amenities available to families. Parks, a splash pad etc- the existing ones are outdated and poorly maintained	1
Climate change.	1
Climate change could have expensive consequences, but town growth while maintaining a rural feel will be challenging	1
Climate change and coastal vulnerability	1
Climate challenges - drought, flooding, wild fires, extreme heat and cold. Keeping it's rural charm while growing. Improving the commercial district on Route 1 while not overdeveloping and becoming full of mass retailers.	1
Cleaning up the businesses and appearances along route 1. Things look good near the outlets and "new" BigY plaza, but the area between the center of town and the Madison line is a dump. Need stronger businesses in town to invest. Possible tax incentives to entice investments and established businesses.	1
Causeway and Shoreline Road flooding	1
Business tend to fail Need to rid downtown of buildings not Taken care of to improve Desire of people and business to invest	1
Business development which will in turn jump start our town's economy.	1
Bullying in the schools, some unsightly properties(residential and business) congestion downtown in the summer.	1
Build up the downtown area and increase the opportunities for business development. For example, when we go out to dinner, we usually go to another town with more options.	1
bringing more life to main street but wastewater seems to be the ongoing challenge.	1
Bringing business to Clinton while not sacrificing it's small town charm.	1
Bringing business into town, we have so many empty storefronts and the ones that are vacant are an eyesore Every other shoreline town is bustling with new businesses. Our Main Street should be inviting instead the west end is dumpy. The parts that have been revitalized are beautiful but places like 109 west Main Street (shacks that people live in) are crime and drug filled. We need economic development to draw people to our town.	1
Bored of education and the school so far have proven to need improvement. Not by means of needing more administration, but by needing to give parents and students more support.	1

Blighted property	1
Blighted properties throughout town	1
Blight, the properties that are along main street are an extreme eyesore, and it should be addressed. South of rt 1. Buildings that are falling apart or projects that have just halted should be addressed, it's been far too long. The shoreline is a gem, there needs to be a much better vision moving forward.	1
Blight, not taking it seriously enough, Fix up downtown and get more stores in Clinton Landing. Affordable housing,	1
Balancing the need for affordable housing options with the push for encouraging more businesses to locate here. Additionally, coastal management protocols are needed.	1
Balancing conservation with development to support our town financially	1
Attracting young people to the town.	1
Attracting well paid non-retail, non-hospitality jobs and developing affordable housing	1
Attracting the right mix of businesses for our downtown spaces, esp. more restaurants, coffee shops, etc.	1
Attracting residents who want to - and can - invest in their homes and support the businesses where they live. This is the most socio-economically diverse town I have ever lived in, so I am not used to residents that have no "house pride." I would support a fund to help Route 1 facing homes get a paint job. But if the owners simply don't care, how do you fix that?	1
Attracting people to downtown consistently rather than sporadically.	1
Attracting new small and large businesses.	1
Attracting new businesses and young families - both vital to Clinton's future.	1
attracting new businesses and taking down some of the old dilapidated buildings on east and west main streets. Also, the influx of apartment buildings brings a more transient population that does not have a personal investment in the town. The idea of a hotel at the Big Y complex will not be good for the community unless it remains in a higher end. All the local hotels that were intended as mid-level have turned into attractions for vagrants and ne'er-do-wells, especially in the winters when rooms are more difficult to rent.	1
Attracting investment from business and cleaning up blighted properties.	1
attracting businesses to town	1
Attracting business.	1
Attracting business in order to increase the tax base without putting more strain on public services.	1
Attracting and maintaining businesses	1
Attracting and keeping businesses that will make Clinton a destination	1
Aside from a few Town Council members, the leaders of this town are out of touch. Town Council members should be younger and should have lived in this town for over 15 years. Please consult your resources, and ask Chris P and Chris A what the town is feeling	1

As with most US towns, the vocal minority often prevails	1
As a parent of young children, it is hard to find things to do with our kids. The town beach is great, but the lack of a fence around the playground makes visiting it difficult. The splash pad is frequently out of order, and there isn't a large town green like in Madison that feels large enough to let kids run around.	1
Appearance of Main Street as well as main side streets—too many buildings that need to come down and have been approved to come down but remain standing and are eye sores. Too many signs of all shapes and sizes—get some guidelines to make it more uniform.	1
aged above ground electrical power poles and internet cables; unsightly, due for replacement anyways; ruin almost all trees along the streets in the Harbor View area	1
Affordable Housing. Affordable insurance. Taking care of seniors. Helping our businesses and being mindful of traffic and bottleneck areas near shopping.	1
Affordable housing.	1
Affordable housing that is Smoke Free . Condos & attached housing!! People that rent are forced to breathe in second hand smoke that seeps in every crack of the structure.	1
Affordable housing for middle and lower class families.	1
Affordable apartments that are no more than 30% of income	1
Affordability for all income levels so more projects to add housing options.	1
Affordability as taxes continue to increase throughout CT without significant ROI	1
Affluent summer residents determining the direction of the town.	1
Affecting and executing change.	1
Addressing the inevitable reality of climate change and doing everything we can to mitigate its future effects	1
Addressing empty facilities in the center of town. Doing away with many signs in town they are such a distraction, especially when we have some beautiful historic homes	1
Adapting to a changing world - climate, aging, inflationary pressures	1
Absence of any real downtown (but this seems to also keep it uncrowded as we are just a pass through for Madison or Old Saybrook.) Unattractive commercial areas.	1
Abandoned buildings and lack of small businesses	1
A thriving commercial/entertainment center in town.	1
A small coastal town main street with shops and restaurants. Like Madison and Mystic	1
A down town that offers little and is an eye sore. Traffic.	1
A big challenge is it's a completely unwalkable community. Another is that there is not really any affordable housing for families. We could use more resources for families with children.	1
?	1

The people who show up to community meetings and zoning public hearings having a "can't do" attitude.1

They show up to meetings and complain about traffic or "a changing character of the town" to stop any development coming into town. Additionally, it is primarily older people who won't be around to see the long-term effect of decisions that attend the meetings not younger people who should have a say in what's coming to town. Take the battle of the new CVS for example. People packed the hall to say there would be traffic and it would ruin the character of the town. Five years later and there have been no issues with that corner. I think most citizens would agree. But the people who actually attended those meetings were almost all against the development. Fixing the wastewater downtown is also a concern.

Answered: 354 Skipped: 77

o If you could see anything happen in Clinton over the next decade to make the Town a mor...

Response	Count
See above.	2
See above	2
more small businesses	2
You need to improve downtown. It's a hodge podge of odd stores. Make Main Street an attraction like Madison's beautiful downtown. This will attract more interest in our town.	1
Would love to see expansion of park and rec offerings, especially after school programs as we seem to be quite limited in comparison to adjacent towns.	1
When i answered business development, i included how our downtown looks, whether it attracts young and old, it would be nice to create an environment that welcomes all ages, all incomes, all races into spaces that make it easier to tear down fears and stigmas! I believe it is critical to pollute less, improve air and water, create a sustainable environment for all creatures, ban rodenticides, create bird and pollinator friendly lawns with healthy trees.	1
We need to work together to make sure that we prepare for rising sea levels and extreme weather events,.	1
We need to preserve the history of the town. We NEED a senior center and a senior bus to get there.	1

We need to keep people from leaving this cute town and find a way to engage young families to want to stay or move here. For example use Pierson school for after school activities etc. we need more businesses to open for younger families to enjoy for example we lost the bounce place during Covid and nothing was put in its place . We need to be business friendly to kid focused businesses.	1
We need things to do!! A brewery! A skating rink! An arcade! An indoor sportsplex! A theater!! Mini golf! There's NOTHING to do here! I have to travel out of Clinton to do anything fun!	1
We need more community space. A more accessible park where people can take walks, walk their dogs, play with their kids, meet up with friends and neighbors. Stuff for kids and teens to do where they can be safe. When I go to Indian River it is a huge ghost town. A larger rec center there and more appealing walking trails, space to relax and meet up.	1
We need more affordable housing, give downtown a facelift to attract more businesses, bring in a Chick-Fil-A! Have Morgan School participate in a Witness Stones project.	1
We need a vibrant downtown that brings people together. Having an event in the parking lot of town hall isn't it	1
We need a destination like a sports area in the Ponds building, this will make Clinton attractive to food and hotel businesses along with the many jobs and part time jobs for our teens.	1
We could use more business to occupy the vacant properties. It would also be nice to have businesses especially on route one not have peeling paint and look like they are falling down.	1
Walkable, vibrant downtown area	1
Upgrading our downtown to attract more businesses	1
Updating current town buildings and preserve woodlands and river fronts	1
Updated downtown, more and better businesses along Main Street, continued effort to have community events	1
unified development plan like southbury. guilford, and old saybrook. quaint shops in the downtown would be a draw. rid the town of the old church theme and be inviting to all residents. I offered to donate a lawn Menorah 15 years ago. I was turned down. Bought a small one for Town Hall. It is placed where nobody can see it. Make Clinton a happy fun seaside town. Love the style of the sign at the corner of Commerce and Main. Change the Main Street traffic pattern atleast on the weekends! NO NEON. NO BIG SIGNS.NO ARCADES. GET RID OF THE BLITE NEAR THE P.O. GET GRANT MONEY FOR BEAUTIFICATION. Dave'.s needs a facelift. CVS and the Animal Hospital is giant business. Losing the BBQ shack for a parking lot wasnt progress.. Weekly Farmers Markets as grand as Madison's, more places like Chips, Nantaz, and art galleries. We LOOK and act like a social service community; including the Pantry Line on Wed nights. There is no middleclass or upper class draw except George Flynn. I would volunteer.	1
Turn Clinton into an art mecca and a pedestrian and bike friendly town. Have a Coffee and bake shop downtown.	1
Total rehab of downtown. Bury power lines, get rid of telephone poles and SOMEHOW incentivize commercial property owners to rehab and enhance their properties	1
Thoughtful,Modest development	1

This town needs to provide more hours of operation at the dump!! I was upset by the fact that I attended a meeting in Westbrook regarding Coastal Resiliency and no Clinton town rep was attending. The harbor needs to be dredged again (soon). It would be great if our town had more restaurants. I would love to see a restaurant in the old Friendly's building.	1
There's lots of young families and not enough for the kids to do. We frequently have to leave town for playgrounds or space for the kids.	1
The town should continue to entice business development at the old Unilever and fulfill its vision for the old Morgan site. Both developments have been a disappointment and have not lived up to expectations.	1
The town seems stuck in the past with inadequate motivation or effort to engage or attract significant and attractive commercial development similar to the surrounding shoreline communities. In keeping with the growing needs of the community, I believe Clinton residents are eager to see the town grow and update its infrastructure to be able to attract and support business development, retail shops, and entertainment opportunities to keep the town an attractive place to live, educate and work.	1
The single biggest opportunity Clinton has is the old Unilever property. With the proper stewardship it could become a thriving commercial, residential and arts community that attracts people from near and far. Also, fill empty storefronts and improve blighted buildings.	1
The property next to McDonald's should be a huge development project and the Unilever building needs to be developed.	1
The opening of new shops and businesses in the downtown area	1
The harbor could use destination/experience venues. Allow harbor cruises and tours, give them parking and facilities. Let the restaurants expand. Work with the health departments and spend money to get septic treatment upgraded. A lot has changed in the world of sewage treatment. The State needs to wake up and get with the times and permit the town to take the initiative.	1
The downtown area lacks charm and has zero attraction. This area should be built up with boutique shops and restaurants it will increase business and create a space that rivals Guilford Green, downtown Mystic & Madison's main. We don't even have a popular ice cream parlor there. Expand from Shoreline Apizza to the police station. The new train station is perfect access! We need a downtown with some liveliness ours is like a funeral home	1
The downtown area could be much better looking. We have beautiful brick buildings if they could continue it and build upon what we have currently it could be really beautiful. A vision is needed and carried through.	1
The center of Clinton is spread over a wide area on Route 1. I wish there was a more cohesive look/feel to the center of town.	1
Tear down all the eyesores on Route 1.	1
Support for downtown businesses. Address inadequate septic systems. Preservation of our natural shorelines and marshes. Clinton should embrace its maritime history and reflect it in its development. We should have a better place to gather as a community beside the parking lot of our town hall. A bold vision for the future and planning and zoning regulations that will bring that vision to a reality and town officials that are committed to and supported in their work to bring about that vision.	1

Stronger transportation linkages (bike routes, multi-use trails, roads, etc.) to Hammonasset Beach State Park, between Clinton Mall and CBD, and between CBD and harbor needed. Have to attract more transient visitors to enhance economic vitality of Town.	1
SPEND MORE MONEY ON THE SCHOOLS!! More affordable housing and investment in programs for families and seniors. Investment in businesses that aren't big polluters would help, too. Grow the tax base through businesses and attracting more families. Funds to help people fix up their aging homes. Intentionally trying to build an inclusive community.	1
Slow down building apartments, more recreation for families and seniors	1
Sidewalks, sidewalks, sidewalks, and trees and other landscaping to make them pleasant to walk on.	1
Sidewalks along Liberty street. So many people especially children walk and ride bike along that road.	1
sewage plants vibrant downtown	1
Septic systems can't support commercial kitchens, hence few decent restaurant options exist to attract those from outside town. We also need interesting and varied shops, not just services, to attract visitors.	1
Senior services	1
Senior housing and programs.	1
See prior note	1
See my previous suggestions	1
See my above response.	1
See my above point regarding downtown. When we moved here there was a short lived series of concerts at the beach - miss those. Truly love the George Flynn series...not sure if making a related town event before/after would work when they are at town hall. Food truck/music I think the library is awesome - and enjoyed the few music events there, as well.	1
See above. Make the town more pedestrian friendly	1
See above :economic development	1
Same as above. Bring in small business or even larger ones to help with the tax base. And clean up the old buildings!	1
Rt 1 traffic improvement and bring more business in	1
Revitalizing main street, more events that become tradition like the Fireworks. And usage of the vacant properties.	1
Revitalized downtown that matches our neighbors in Madison and Westbrook. Also to keep investing in our schools, the elementary and middle schools don't match the quality of our high school. Additionally, focusing on TOD around the train station to create new housing/small business opportunities.	1
revitalize our downtown. draw businesses into the downtown area.	1
Revamp our downtown area. A lot of improvements have happened but we need to continue the momentum.	1

Residents would like to have safe sidewalks/bike lanes. Glenwood and Liberty are highly trafficed roads. Need full sidewalks!!	1
residents need to learn just what business' are in this town..shop local if possible. Encourage the EDC to they to get more lucrative business' here...they all seem to go to other towns?? Work harder! Try to encourage more young people to participate in town government.	1
Remove overhead wires along Main St	1
Reduce taxes	1
Redevelopment of downtown to be more similar to Saybrook or Madison	1
Redevelop main street to have a more cohesive design with fewer empty businesses	1
Redevelop downtown to become more of a destination	1
Reconfigure downtown to add parking and walking area to make everything accessible and desirable. Move the fire department and create a town center with the town hall and church and Indian river.	1
Put together a committee with younger members and have them drive the changes.	1
Put money into our downtown. Attract new shops and services. My kids always want to go to downtown Madison and I wish we could compete so money could be spent here in Clinton.	1
Put attractive retail downtown along with more places to stop and eat.. Shops, stores, crafts and collectibles similar to Mystic, Old Saybrook and Chester. Give people a reason to get out of their cars!	1
Provide communal agricultural land for residents that is walkable/bikeable to and from local resources (possibly in a portion of the empty lots next to Big Y- they have been unused for a couple years now). This would allow residents the opportunity to provide food for themselves (future plans - greenhouse/hydroponics to build Big Y local food production). This location is convenient to retail and education workers, close to a bus stop, and a grocery store that can provide food support. Additionally, this location is close to the Clinton Public Schools and can provide experiential education for students (address mental health and food knowledge for future generations). Big Y provides free nutrition/food preparation resources already - thus strengthening the connection to food equity and health equity to all Clinton residents.	1
Protect the area from the Ice House to Chips Pub from becoming a mix up of housing, stores, gas stations etc that do not fit into the flavor of an historic town. From the Indian River to the police station, we have many lovely old homes that are protected from destruction bc they are on the National Historic Registry. And I believe businesses are allowed only exterior lights - no neon signs. But, for ex at the other end of town, whatever Clinton Nurseries ends up being, great care should be taken to create an area that assimilates the rest of Main St and not become a mini Branford hill. Do not be in such a rush to add commerce without thought as to how it looks. No Dollar Stores, Pizza Huts, marijuana dispensaries etc etc. Create that space with class ...not crass. And whatever businesses do end up there, they should have to be approved by a town committee as to how they appear. They can make the exterior of a Dunkin' look "vintage" if they have to by decree.....not left up to them.	1
Promote the assets that already exist; Clinton Crossing, marinas, public schools, beach front properties, recreation (proximity to Hammonasset, town beach, Indian River complex). Develop the Chesebrough- Ponds site to make it an attractive destination for both residents and out-of-towners. Continue development of the Big Y property.	1

Probably ought to address the decades long issue around sewers, although not having sewers limits development, keeping the town less crowded and not overbuilt.	1
Preserving the Indian River area while making it the focal point of our town. Perhaps developing it further as a welcoming park with small business eateries on the periphery.	1
Preserving open spaces, building upon the beauty that is already open. Waste water options in parts of town where homes were built on ledge and having failing systems because of said ledge. Showing Downtown love	1
Preserving historical character and coastal ecosystems.	1
Preserving a balance between Clinton's historical roots and updating the downtown area should be top on the list. Unfortunately, many proposed ideas get caught up in social media BS and get stalled by short sighted people in town. We should build sewers to bring in more restaurants (I don't think a Veterinary hospital is going to increase downtown foot traffic!). Bury the power and telephone lines (like Madison did). Make bike lanes and extend the Shoreline bikeway. But above all - use any powers at all to get rid of the blight in downtown.	1
Preserve or beaches. Housing. Take care of blight properties.	1
Preserve historical houses, Make any building look more colonial. NOT like the apartments at the train station. Dark and not in keeping with the town. Saybrook can build with keeping with the towns colonial look why can't we. Make the storefronts in town more vibrant such as painting exteriors more colorful such as Mystic and England and Ireland. Colors make you smile and be happy. I think that would be a good start	1
Preservation.. Clean Water. Affordable Housing	1
Preservation of our open spaces	1
Preservation of our harbor and shore. Preservation of our heritage. Getting the route one area up to snuff with the blight on certain eyesore properties and vacant commercial properties vibrant again. Keep the tax rate down.	1
Preservation of land, and more community events in the summer (drive-in movies at the beach, concerts, etc.) Some of the events feel too big, and not welcoming, such as the fireworks-far too busy and too many people. It would be nice if things were smaller and for residents more. We think things are pretty great as they are though, and hope to see less development, less land being used, etc: Keep the small town.	1
Preservation of historic areas, publicity for small business, lowering the tax burden on public and mill rates, taking a strong initiative on sustainable energy	1
Preservation and making the downtown area attractive.	1
Preservation and keeping Cedar Island stable	1
Preservation	1

People providing a real, inspired, stable, strategic vision for how the Town could and should develop given its financial limitations. Also remembering we are a water town with real sustainability issues that need to be adequately and continually addressed while recognizing we are living in a new governmental world order where FUNDING to meet the project wish list and the project needs list will now be curtailed while the actual environment will continue to worsen. There have been too many surveys asking priorities, and follow through has been haphazard at best, and the Town has ended up with a tired, uninviting downtown area. Every item on the survey should be a priority as each is a quality of life item and each has been ignored for decades. A vision for growth should incorporate everything that needs to be done and then enthusiastically gets the community behind that vision. Transparency, communication, and a bunch of creative thinking going forward.	1
Over the next decade, Clinton could become a more vibrant and thriving community by focusing on improving its appearance and holding property and business owners accountable. Cleaning up neglected commercial areas, like the Job Lot shopping plaza, and removing eyesores, such as the dilapidated shacks across from McDonald's, would make a big impact on the town's overall appeal. Enforcing stricter property maintenance standards, particularly along Route 1 and Route 81, would encourage pride in the community and attract new businesses and visitors. A cleaner, more visually appealing town would create a stronger sense of pride among residents and make Clinton a more desirable place to live, work, and invest in.	1
Our downtown is cute, but could use revitalizing to bring it closer to Madison and Guilford town centers. I don't think it should grow to that scale, but it needs improvement.	1
Our downtown area needs updating and awareness of all available parking. An economic development committee who needs to work with existing and new businesses to bring life into the downtown area so it becomes a destination for outside community members	1
Open cafes and bars on Main Street.	1
Offer more opportunities for citizens of the town to discuss and debate issues, offer ways for young people to become involved in the community and create the kind of culture that is empowering for young people to be a part of.	1
Not allowing nonresident at the Town beach The town would rather fill the beach up with paying customers then let the people who live here go there We pay taxes in the town and we pay the buy a beach pass and we can't get in the beach because it's full of nonresidence	1
No more pizza or coffee shops Diversity in ethnic food Places to enjoy music	1
No	1
NICER TOWN GREEN AND THE CENTER OF TOWN	1
Nice walkable downtown with plenty of cute shops and nice eateries.	1
Need ways to improve route 1 traffic, need more small businesses in town, need to make it a more walkable community. I personally live close to stop and shop but I have no side walks for part of the way and I don't feel safe doing that.	1
Need more businesses in clinton to help pay for town taxes so citizens taxes aren't so much. Lower taxes means more investment	1
Need more business in downtown and rt 1	1

Need better sidewalks for people to get around. Biking is unsafe. And the sidewalks are terrible for a community that is aging and needs to stay mobile.	1
MUCH More open gym time, with hoops.	1
move all electrical service and internet cables underground, at list all south of and along US Hwy 1; combine all underground work with street repaving and adding more sidewalks in the Harbor View area	1
More water-related activities	1
More venues for youth, preservation & investing in different options to get people to come to Clinton	1
More transportation available for senior community members, more dining options, more safety and police presence in school zones during arrival and dismissal.	1
More towns action for purchasing and protecting Open Space.	1
More social media, better signage and decor on Main Street. The garden club does a beautiful job but the planters they use are commercial trash bins.	1
More small businesses thriving and the development of a “staple” attraction (similar to Clinton Crossing) but something that can help bring people to the town	1
More sidewalks in popular walking areas, such as Cow Hill Road	1
More sidewalks and having more areas downtown for shopping and business people want to visit	1
More safe pedestrian and bicycle and bicycle lanes access along route one from the shoreline to Clinton Crossings. Please fix or create new sidewalks downtown. Pedestrian access from Westbrook to Madison would be great. Can we please get the water park at the beach going at Town facilities. Let's get some more family friendly restaurants that aren't just pizza or Chinese food.	1
More restaurants downtown	1
More resources for the youth	1
More places for kids and walking paths	1
More options for recreation and entertainment, especially for youth, young adults, and seniors.	1
More modern commercial development downtown. A facelift would help as well.	1
More investment in buildings and development such as sporting facilities , downtown businesses and restaurants. Also the Town could benefit from a senior center	1
More housing, more events and more interesting businesses along Main Street.	1
More housing is great, but not at the expense of over development. Mixed-use should be a priority. Med offices should be limited, there are plenty of options in our area and these uses just take up what could be a nice coffee shop or restaurant/bar. We need places to go in town for entertainment, not traveling and spending our money in other towns. Expanded water service would be nice, both for fire protection and to mitigate periods of drought. There are many areas needing redevelopment, but a thoughtful (PDD?) approach should be taken to ensure the people who live here already can utilize these areas (old CVS, post office, etc). The kids really need some facilities/safe hangout areas around town other than the library	1

More fun businesses downtown	1
More downtown events Extend walking path from Hammonasset	1
More development, the Indian river landing has come to a standstill. When will the next phases begin?	1
More commercial/business development to strengthen our town tax base.	1
More commercial where there is space available.	1
More businesses filling existing open spaces. More housing options especially affordable housing. new business spaces once all of the vacancies are filled. a new parking garage & free shuttle year round on main Street once more businesses are in place	1
More businesses and definitely sidewalk upgrades.	1
More business expanding to attract more chain business	1
more business and industry	1
More attractive downtown area/more community events.	1
More arts and entertainment.	1
More apartments and updating the schools	1
More activities for kids and spaces for them to hang out	1
More Active Communities built for all ages including seniors. Not Assisted Living	1
More active (walking, biking) routes.	1
More access for the residents to enjoy the harbor and areas tjat surround the town	1
Model downtowns after Chester (always busy) and Old Saybrook. Vibrant and accessible. Hoping for more diverse restaurants, businesses and hotel. Important to continue to support education.	1
Mentioned above. I think it could do more to promote a community environment for non-white people.	1
Many people have moved here because it's a quiet small town, I'm probably alone but I'd like to see it stay that way	1
Making downtown — from train station to ace to town beach over to McDonald's — a vibrant space with variety of business and entertainment draws.	1
Make the downtown area more people friendly with more parking	1
Make the downtown a nicer place to visit. Too many buildings are in need to great repair or should be knocked down. Half started projects - around the town that seemed abandoned .	1
Make Labadia paint their properties They look horrible. There are no signs in town indicating parking in the rear lot. Some people may drive through and leave Allow Natas to put a sign out front. More community events.	1
Make Labadia fixuo his property on Main st . It is a disgrace..	1

Make it more attractive to business. Open spaces and clean blight	1
make downtown area more appealing	1
Maintaining the historic district as historic. New construction should fit in with the colonial look. Having a community center in the school downtown, not just for seniors, ie. like the one in Guilford. It has meeting rooms, exercise classes, a large space for parties with a kitchen.	1
maintain the character - older homes are being replaced by cookie cutter miniMcMansions that really all seem alike and do not encourage people to move here since they're much more expensive	1
Main st facade improvements and attracting more businesses/ shops/ restaurants.	1
Lowering taxes!!	1
Lower taxes.	1
Lower taxes	1
Lower cost housing to accommodate a variety of people.	1
Lower cost housing	1
Lots of individuals working hard to improve the town. Much larger community engagement would help all around. A town slogan all can get behind and to feel pride in Clinton.	1
Lively Main Street. Businesses that are more attractive to interact with and make the center more walkable. Shops that people actually want to go in and out of.	1
Like most towns it needs to maintain a balance of what the entire town needs as always schools are important but so are roads and support of all the seniors and others	1
Less empty buildings and a beautiful "best little town in Connecticut" nominee!	1
Leisure center community	1
It's such a beautiful location but you need a business plan to improve downtown and waterfront community	1
It would be great to see some of the ideas that have been floated in the past come to fruition, such as an indoor sports complex, brewery and more vibrant restaurants. Things that will make Clinton an even more attractive destination.	1
It is important to be forward-looking in terms of population growth and the ramifications of that. How will we maintain the shoreline? How will we manage the burdens that increased population in our small area will cause? How will we manage impending disasters such as a direct hurricane strike?	1
It always starts with making education the priority. From there you can access common ground with more than half the community, whether they are children, grandparents, wealthy, low income, below rt. 1 or above rt. 1. Many of the other perspective needs of the town can be addressed through a more unified community.	1
Inviting more business into town. I live in an area of town that has had three large areas that haven't had business for at least 10-13 years. It is frustrating.	1

Investment in recreational facilities for pre-teens and teens. There isn't a community center, so there isn't a hub for older youth to hang out. There is a significant focus on seniors in our community, but we need to focus on the future of our town as well!	1
Invest in downtown sewer. Allow people more flexible zoning for building without restrictions on keeping things historic etc. Allow for modernization	1
Invest in businesses and resources that bring people into the town and outside to experience the shoreline	1
Install sewers where septic tank systems are non confirming. .	1
-Increased suitable economic development -Availability of affordable housing options for all ages and types of renters and homeowners. -Improved transportation options, including non-motorized options	1
Incentives to bring businesses to empty stores, building lots in town. Grants/Incentives for businesses and homeowners in the downtown areas for building exterior improvements and upgrades to improve the quality and look of the town.	1
In a perfect world, more affordable housing	1
Improving Main Street west of 81.	1
Improvements in mediocre retail establishments and restaurants to make Clinton a destination for those living in nearby towns	1
Improvement on properties in the above question. Sidewalks on route 81 repair. Ask the residents what kinds of business is needed in town center. A bakery, Cleaning establishment , what will replace Joann Fabrics, POCD means?	1
Improvement along Route 1, enticing more businesses to come to town	1
Improve the Rt 1 corridor and make the low areas more resilient.	1
Improve the downtown area and bring in more small shops	1
Improve the appearance of downtown. Pushing back the businesses on East Main Street from Post Office Square and making the area wider for traffic, similar to downtown Madison would be a difficult feat but impressive. Improving many of the areas on West Main Street, from the Friendly's building to the other structures that are not cared for. 90 West Main Street where Ocean State Job Lot is, the entire property is embarrassing and uncared for. East Main Street, with properties just West of Log Cabin and across the street need to be torn down or rebuilt. The motels that have been protected or hindered by zoning and historical rules need to be removed or fixed.	1
Improve septic capacity in downtown for more restaurants and businesses and more parking	1
Improve of available townwide services, public safety etc	1
Improve Main Street appearance. Businesses look run down. Electrical wires everywhere.	1
Improve downtown. Brighten it up	1
Improve downtown	1
Improve down town!!! Fix the traffic issue.	1

Improve down town!	1
If kids keep taking their lives why would anyone live here?	1
I would say a thriving Community Center that includes all facets of Clinton. See above..A Community Center with a focus on school aged kids...places for them to meet, play sports (rec/basketball)inside, get support when needed, have quality role models available. Although the main focus should be on our kids...it should also be a place with some meeting rooms and community events. And yes having more benches Downtown and areas to sit and socialize would be a nice touch. Having the tables and chairs in front of the Italian Store and the Coffee Shop give it a welcoming feeling. I do think that we need some signage that tells people there is parking behind the stores..somethng pretty that welcomes people to Downtown Parking.	1
I would love to see a concentrated focus on the south side of West Main St from the Labbadia property to Pica Chica. This could be a great, walkable area if the old friendly's and gas station were developed into a U-shaped plaza, mixed use stores and apartments with parking in the center. As the Richards' property begins to be developed, this area could be a cohesive, dynamic center for economic and community growth. The Laddabia property needs to go, as do the shabby buildings you pass as you take the curve on High Street. Such a dismal intro to our town—an embarrassment.	1
I would love for Clinton to enhance and improve what it has already. I would love downtown Clinton cleaned up and made to have areas of business, with offices, a restaurants, and shopping where people would all want to walk around and spend time. At the beach and marina areas I would like to see a little more cohesiveness to tie those areas into downtown area access with opportunities for kayaking, boating, tours, and nature or birdwatching excursions. I would also like to see the historic aspect of Clinton improved. I think we have such an asset with the Stanton house and those other historic buildings. It is like a little mini Mystic Seaport. We could open those on the weekends for tours. We could offer the trolley to shuttle people from the outlets to anyone of these areas. They could receive a punch card of sorts that would give them discounts at local restaurants or shopping areas for visiting some of those places.	1
I would like to see the renovation of buildings so we present a charming and welcoming atmosphere. And finally planting trees along our streets and highways so it feels well established and green!!!	1
I would like to see education and recreational activities expanded.	1
I would like to see additional affordable housing near train station	1
I think we need to be mindful of space and housing so it does not continue to gain congestion. I grew up in a different shoreline town, and have seen the evolution of Clinton becoming better. We need to stay on a trajectory for Clinton to be a desirable shoreline town, and negate decades of a less than stellar reputation.	1
I think the beach area is our greatest gem. Unfortunately in recent years, residents' experiences have been poor...from the conditions of the bathrooms to the lack of a snack bar. Lifeguards are not well-trained or supervised. Gate isn't monitored after 3 PM allowing numerous non-residents in for free (it was 4 pm at one time and most nearby town beaches are later as well). Maintenance of the beach itself leaves much to be desired as there is frequently debris which is not cleaned up. Splash pad and swing are often broken. Beautiful place but is sorely lacking in the day to day upkeep to maintain its beauty. Need to have someone oversee it full time on a daily basis during the summer, not just a quick check in once in a while.	1
I think if the unilever property comes alive, that will help the town in a big way.	1

I think adding sidewalks into the neighborhoods in the further parts of town would be nice, it would encourage the community to get out and walk and move around, creating a healthier and more sustainable Clinton. Giving people options beyond forcing them to use cars. Adding things for children, and teenagers to do beyond parks and rec sports would also be nice. I think renovating the middle school should be top priority due to the gas leaks as well not just focusing on business development. We should be developing our children and giving them a safe environment to be in.	1
I no order: 1. Shoreline East schedule should be better promoted and train frequency increased. Huge station in town was a bit of a waste (even if it was a grant). 2. Plan for wastewater treatment should be implemented. Our downtown will never grow if it relies in septic systems. 3 Promote tree planting in the town. All we see is chaisaws w/o a parallel planting effort. Put more trees in the Green and around Town Hall. 4 School system needs a serious look. The student population is decreasing, we need to adjust to the reality of smaller needs.	1
I feel it hurts "community pride" when you approach downtown and see the former St. Mary's rectory, The Bottle Shop and that awful house on the corner near Ponds. ALL of which are in a horrible state of dis-repair and nothing seems to get done about it . The former St. Mary property has looked AWFUL for YEARS. Also, with increased usage of the transfer station, it needs to be open more. I've done a survey of surrounding towns and Clinton has the least number of hours of operation than any other town. If you go to the dump on Saturday and then have fish for dinner, your garage starts to smell by the time the dump is open again the following Friday. At least have it open Tuesday and Saturday rather than 2 days in a row.	1
I believe we need to develop downtown to make it more of a town feel where people can come to walk, dine, shop in a coalesced area. This will attract business and increase our appeal as well as build our town as a community.	1
Help more upscale a businesses, boutiques and restaurants come to main street!!!	1
Have more town events, one per season to gather families to town. More outreach for events. Sending flyers, posters about the events. Different kids of restaurants coming to town. Make Unilever into a sports/ community center. Indoor sporting events.	1
Hands-on opportunities to work as a community to improve the appearance of our public spaces. E.g. community-led revitalization efforts for downtown areas. Improves appearance + gives us a chance to work together. Tomato-throwers would have the opportunity to put their money and labor where their mouths are :)	1
Give residents more chances to be outdoors. Reduce center of town congestion. Fill empty buildings with interesting stores. Adding great restaurants would be wonderful.	1
Getting more business support & development in Clinton. Unfortunately, the Town has not really done anything to support business development or help existing businesses grow and expand. The Economic Development Committee has not done anything that I have seen to help since I moved here; the Design Review Committee is too strict and unwilling to help businesses standout; some town council members and certain board members only care about the "arts" and the immediate Route 1 area between Post Office Sq and Town Hall and ignore the needs & potential opportunities on the other ends of the Route 1 businesses; because there is only so much that can be done in the small downtown area due to the limitations of what CAN BE done there. (Not much parking; Railroad tracks; narrow roadway; flood potential; etc. The other areas of Clinton's business districts need attention and help if we are to be vibrant.	1
Getting a vibrant downtown- similar to Madison's, Getting a Trader Joe's near us	1

Get some big industry into town.	1
Get some actual affordable appartments for younger generations to be able to live in. Stop choking ourselves over what was and start moving more into how can we become better.	1
Get rid of/fix the dumpy houses on main st, no more groceries, more green space, less mattress stores	1
Get rid of blighted buildings in center near train station, town should offer loans and or grants if they are repaired certain ways	1
Get more businesses downtown. Maybe offer grants for storefronts. Don't allow another art gallery or nail salon. Attract more variety.	1
Get ahead of the following with realistic future budgets, capital expenses and facilities: Safety and security (fire and police) Education and environment Transportation and taxes	1
Further develop its already strong Arts scene (George Flynn, Opera Theater of Connecticut, Kids Connection) to become a music and theater destination	1
Functional beautification	1
Full develop the Indian river shopping complex. Update downtown to look more like Madison or guilford with fresh shops	1
Follow-through would be nice in the case of places like the old Friendly's and old CVS, if I won the lottery I'd buy the old used car lot and make a public park, fix the sidewalks on High Street that have been in shabby, uneven condition since *at least* 1974 when I was in eighth grade (and probably earlier), make the parking behind downtown better lit, more even, and more appealing, and treat the rear of those stores like a second storefront so it doesn't feel like one is picking their way through a slum to enter, stop allowing developers to unnecessarily clear-cut trees that were buffers such as at The Station (which is the ugliest thing I've seen in ages, urban architecture in a suburban setting).	1
Flood control, sewage removal, preservation of historical elements, and possible improving of downtown look. They're definitely are a few real ugly buildings which you do not see in Madison or Saybrook!	1
Fix the wastewater issues so that we can attract business and make the downtown area more appealing.	1
Fix down town. It is not a place to go and spend time and money. It needs things like better restaurants, outdoor dining, a cafe, bookstore, someplace for music, decent shopping, and also needs a lot of physical updating. It looks really run down.	1
Finish developing the Big Y area, find tenants for the Ponds building and make downtown a destination spot with great shops.	1
Find ways to utilize every inch of space in downtown for retail. If you don't feed the garden the garden won't grow..	1
Find use for empty commercial property. More access to Clinton harbor.	1
Find a way to allow residents in FEMA zones to improve their homes! Have the Historic Society raise money to help those in historic homes improve their homes. Tear down blight! Stream town meetings	1
Fill empty businesses; make the town more bike and bus friendly both to ease the traffic on route 1. Encourage businesses and residences to make themselves as beautiful as can be. Make route 1 greener.	1

Fewer mattress and furniture and grocery stores, and more affordable food options, childcare options, and mass transit.	1
facelift for the downtown area,	1
Everyone "Loving Their Local" and supporting local businesses instead of online shopping.	1
Events/venues that draw people to town. Shops, food, entertainment.	1
Establish an area of downtown that would be conducive to foot traffic and general "tourism".	1
Establish a noise ordinance and follow through when neighbors break property (land management) laws. Address the hazards that come from climate change.	1
Entice new businesses to fill in empty stores, and basically just a pretty landscaped town, eg. no torn siding on buildings. A town that exemplifies citizens' pride in caring for the town.	1
Enhance and leverage downtown area.	1
Encourage entertainment business to come like a trampoline park or kids gym for families to go have birthday parties or let kids burn off steam in the poor weather . Entertainment restaurants other than seafood like a Dave and busters	1
Encourage businesses to come that serve the existing community. Add places families can go together. Add affordable housing (other than apartments). Do something with all empty building here-I never saw so many empty buildings and homes until I moved to CT.	1
Enabling a strong and vibrant downtown by installing waste water management and adopting/enforcing design standards	1
Downtown. It needs to be updated and expanded so it's more than just running into one store/location for something. I would love to see it become a "destination". If this happens, other things would follow. (housing, transportation, etc)	1
Downtown with business and shops. We are on the shore, we need to showcase that.	1
Downtown needs to be invigorated. It needs to be more attractive so it draws people in like Madison. Businesses should receive incentives to locate here.	1
Downtown needs a clean up and businesses and fix the. traffic issue	1
Downtown improvement, clean up and improve facilities at the town beach. It is not cared for during the season and is an embarrassment for residents to share with family and friends . Create a cooperative town government who plan wisely and spend judiciously. Grant development please.	1
Downtown has a lot of potential to look nicer.	1
Downtown development, traffic studies.	1
Downtown development! More diverse restaurants and true coffee shops for people to gather.	1

Downtown development to attract shoppers and community events. Address the summer congestion by adding additional traffic lanes. There is no real vibe in downtown like surrounding communities. The garden club does an amazing job by adding the planters around town. Would like to see the town beach to be included. The benches in the grassy area are neglected and the area could be upgraded including some planters, etc.	1
Downtown development and sidewalks at least to Job Lot on the west and ShopRite in the east on both sides. Not safe at the endpoints. Wastewater plans to allow that development. Diversity at all levels - age, income, ethnicity, etc.	1
Downtown development	1
Downtown clean-up and development.	1
Downtown bring boutiques and restaurants in there's no vibe whatsoever when compared to Guilford, Madison and Saybrook - Clinton is sad in comparison no one goes out for entertainment in Clinton we drive to another town!	1
Downtown area mentioned above. Family events like you see downtown old saybrook or Madison.	1
Down town development. Restraints, Electric bikes/ Kayak rentals behind town hall. Make it a tourist destination with rail to beach marketing. Shuttle from railroad to beaches, hotels, etc.	1
Do something with all the vacant properties in town	1
development of mixed use spaces that combine residential, commercial, and recreational facilities	1
Development of downtown areas to make it more vibrant and draw people to the town. This town needs more options for things to do, especially for young people. Also there is a need to improve walk ability throughout the town particularly north of Route 1	1
Development and infrastructure.	1
Development - business/ recreation center unique to our town, Expand the use of the property around town hall. It is a great location with a lovely view of the sound and a boat launch and is rarely used throughout the year. Expand the arts in town - this is another great resource with events that draw people into town.	1
Development	1
Developing the down town area and a blight committee that can do its job. For instance, the white house/building that is across from the new CVS is so run down and it's the first thing you see when you come into town off of the highway. This just epitomizes why Clinton has a reputation for being the "armpit of the shoreline." It's so frustrating that there are so many buildings like this in Clinton.	1
Developing a thriving, pedestrian friendly downtown district is always desirable. Attracting next generation employers - data centers, sciences, medical technology, sustainability industries- will attract families and expand tax base.	1
develop the new Indian River complex fully and clean up and attract new business to downtown	1

Develop the downtown area, controlling the runoff into the Indian River from parking lot behind Coffee Break . Also make that area more inviting with walking paths, and picnic tables by the river. Fill empty commercial spaces and encourage business to move to Clinton. Focus on more attractive surroundings and more competitive purchase or rental rates for both businesses and residents alike.	1
Develop the core area of our town.i.e., the old Ponds building, refurbished the old house across from CVS . Also, support local businesses any way we can.	1
Develop the area behind Coffee Break and next to Indian River . The parking lot run off needs to be mitigated to stop polluting Indian River. Also create walking paths by the river, with a pocket park with picnic tables to enjoy the scenery by the river.	1
Develop downtown. And marina areas	1
DEVELOP DOWNTOWN, ADD MORE SHOPS,	1
Develop downtown to have the vibrancy similar to surrounding towns	1
Develop a better downtown. Have side walks put in.	1
Develop (connect where possible) some through streets parallel to route 1 so residents can patronize local businesses. Create either housing, and/or some kind of community center in that huge abandoned factory, perhaps including some very small niche businesses. Conservation is very important, as is sustainable stewardship. Use organic methods on public lands and schools - and there are organic land care standards and methods for lawn care. Reducing the use of forever chemicals in the soil is important. If a senior center or outreach to seniors is impossible, reconsider who you contract with for senior activities or center services. Clinton is failing its seniors. Take a good look around before you raise property taxes again. From the outside, the town looks dead. Route 1 is just a very congested road that passes through a town that doesn't seem to have much going on. When you drive through many of the adjacent towns, there appears to be much more going on, more small businesses.	1
Definitely downtown development and general development to include what I've mentioned above. Places like job lot, chips and tattoo salons don't paint a vibrant attractive picture. Too many vacant and rundown buildings also.	1
cute shops open at night along great restaurants.	1
Cultivate a downtown presence similar to that of Old Saybrook, Madison, Guilford, Chester.	1
Creating more neutral third places, such as a park with walking trail and playground, or cafes with social events in the evenings.	1
Creating a sense of "arrival" when reach the downtown core while diminishing the backed up traffic (during peak periods) and its related emissions. In my dreams, creating a "speed-lane" Tunnel from Town Hall to Job Lot, converting the core downtown surface roadway into a Pedestrian Zone, filled with Arts, Restaurants and Family oriented activities.	1
Create more Village Districts in order to preserve the town's physical appearance.	1
Control of crime from out side town criminals.	1
Continued controlled development of downtown and the shoreline and Clinton Harbor.	1

Continue to improve downtown	1
Continue to acquire and preserve open space.	1
Continue plans to further develop downtown, the Unilever building and surrounds as well as the Big Y area.	1
Continuation of revenue sources regardless of economic vitality.	1
Connect the marine district to downtown. Make downtown more attractive. Attract entertainment, art culture music downtown.	1
Completely revamp the façade of downtown area from Town Hall to McDonalds/Ocean State Job Lot. We should completely tear down the old CVS building and maximize the views of the water. Attract more restaurants/coffee shops.	1
Compared to other shoreline Towns, Clinton looks horrible --- It's not a cute New England town. People don't spend any real time walking the town	1
Commercial development, expand use of the space around town hall all year long, support for wonderful artists in our town	1
Clinton is the Greenport of Connecticut. Greenport has leveraged its arts and antiques heritage to commercial success and cultural significance. Let's be more like that.	1
Cleaning up downtown. Not allowing other people to come into our town's beach before people who pay tax in this town also making us pay to get in our beach, but then refused. I am a retired person and cannot get into my town beach.	1
Cleaning up degraded properties	1
Clean up our entrances to town. Make people want to spend money in an area that attracts them.	1
Clean up down town, then creat events in down town. Like the beachcomber event in madison or the numerous events on main street in Saybrook	1
Clean up and occupancy of buildings from town line to town line.	1
Clean up abandon areas and have dilapidated buildings fixed	1
Clean and polish our downtown face, and make innovative decisions in that area by using the town-owned properties more fully and thoughtfully. Think about leasing the Human Services building as a restaurant - already potential for outdoor seating, plenty of parking, and would attract the attention of drivers passing through. Make better use of the Indian River north bank behind Coffee Break as that is also very visible to drivers passing through. Do more with the Elliot House and land, currently occupied by the Chamber. That is a central and largely wasted space.	1
City sewer access would be great. More healthy restaurants.	1

Changing the zoning regs to enhance the main street corridor, to increase foot traffic, and boost the types of shops everyone is clamoring for, but we can't support in it's current configuration. I think this can be solved without the need for a centralized sewer system in our downtown by upgrading the current septic systems serving the buildings currently. My greatest fear is that a facility gets forced down our throat, we get taxed to death because of it, and Clinton becomes the hub for shoreline sewage treatment. Once a facility is built, it's easier for other towns to connect to an existing one than build their own, just like in the beach areas of Old Lyme, those sewers were run to East Lyme. I refuse to let downtown Clinton be turned into a treatment plant for Madison, Westbrook, etc.	1
Centralize and attract new and vibrant businesses to the downtown and waterfront area. We also are in need of food and brewery options near the Clinton Crossings and in proximity to the train. The town also needs a better place for our community to gather for music, events, and activities (which should be offered more). There are so many other examples of neighboring towns, other parts of the state, and other states that do this well. It's also disappointing to see so much blight, empty business space, or unattractive/irrelevant retail space when you enter or drive through our town. There are some dilapidated structures that should be torn down or revitalized. For example, there is a gazebo and antique barn near town full of lead paint and structurally unsound - a complete eye sore and hazard, but perhaps staying because it's historic or on private property? There should be penalties for owners who perpetuate blight, especially in a downtown area.	1
Businesses to draw people to Clinton with ease of parking.	1
Businesses that will support the town without harming its environments.	1
Build residential and retail around the train station - including downtown. Get the infrastructure in place to make meaningful improvements and not just tiny improvements here and there.	1
Bringing more theater and the arts to downtown to attract more visitors. Preserving and maintaining buildings and homes along Rte. 1 Especially preserving historic buildings and landmarks Finding buyers for empty buildings along Rte. 1 and the old Unilever building A gathering place, coffee house, community center, Senior Center	1
Bringing in new businesses but also supporting already established businesses as well. I would love to see more businesses in already opened designated spaces such as in front of big y and/or already vacant buildings. This way the buildings can be repurposed and get necessary improvements and maintenance. There is also a problem with building appearances, especially on main roads. Some buildings look like they are falling apart and neglected. This reflects poorly on the town as a whole. The downtown facelift made such a positive difference and was a step in the right direction in helping with the towns appearance but those neglected buildings are hurting Clinton's image. Especially being on main roads that's what most residents but also visitors see.	1
Bring some fun businesses to the empty buildings down town.	1
Bring life to downtown businesses. Give people a reason to come here. Create events. Clean up the buildings that are peeling and vacant. Utilize our youth. Get them involved and they will have pride in and want to remain here.	1
Bring in more commercial business	1
Bring in more businesses, collaborate with Unilever to sell property to a owner who will bring growth to town	1
bring in an indoor sports complex	1

Bring back Bluefish Festival.	1
Blight control; Continued Historic Preservation;Tourism	1
Bike lanes, side walks ways for people to get around and be a community. Traffic solutions to make coming here and living here easier.	1
Better walking access on route 1 on both sides of the street, more affordable housing, more low cost program options for families and a thriving downtown area.	1
Better restaurants, appearance and offerings all along route 1, with access and parking too. Similar to how old saybrook, Madison and Guilford all have.	1
Better facilities at beach. More town parks with options for kids, better downtown feel with cleaner architecture that is symbiotic with New England town	1
Better businesses down town	1
Beautification of downtown buildings, support of desirable shops and restaurants, creation of music and arts center, maybe a theatre.	1
Be the next Greenport. Make Clinton a destination by boat, car or train. We have art, antiques, history, beaches. Create a regional vision that includes Hamonasset, Lenny and Joes, Nataz, Lobster Landing, the marinas, Stanton House, Clinton Museum, etc. https://www.youtube.com/watch?v=sX22GOMXhBI	1
An indoor facility for sports or entertainment.	1
An increase in truly affordable housing, fun businesses such as a brewery or new restaurants.	1
Affordable, single-family housing and businesses and entertainment open in the evenings.	1
Affordable Senior housing	1
Addressing the rundown look of Main Street, abandoned homes/businesses and the town gems, the town beach and marina and surrounding areas. Too many mixed messages in zoning and especially compliance.	1
Additional recreational and entertainment venues.	1
Additional community events.	1
Add more stores restaurants or bars to downtown. We need places to go especially in the evenings	1
Activities to encourage mingling of younger and older residents	1
Active senior center with its own building.	1
Active businesses in the center replacing blighted buildings and better traffic flow.	1
A sports complex that would draw people from all over the state and country. Places like Chelsey Piers or a sports dome. We need to draw people here to support our local businesses.	1

A robust selection of parks and rec programs please! As it is I register for exercise classes and yoga etc in Westbrook or Old Saybrook as Clinton has no offerings. Downtown area is shameful. Driving thru Guilford, then Madison, then ugly run-down Clinton: what an eyesore! Beautiful shops and restaurants in surrounding towns, very little here And Christmas lights on the poles: PLEASE extend down toward West Main St further? It's disappointing that they just stop, like West Main is an afterthought. Beautify the downtown area, East and West Main St too!	1
A network of safe bike lanes/ paths that connect downtown with beautiful scenery and to where people live.	1
A more lively downtown. I feel like Madison and Guilford, and Old Saybrook are better destinations.	1
A more lively downtown area with better opportunities for young families to connect. It seems that the improvements being made currently are more driven toward the senior community.	1
A more developed and thriving downtown with adequate sidewalks and parking, and much less traffic.	1
A dedicated senior center. Easy access to transportation for those unable to drive.	1
A community venue for plays and shows, an arts venue	1
A building dedicated strictly for seniors.	1
A brewery that also offers food and/or something to do (pool tables, horse shows, board games... or the like)	1
100% development of activities for families/ shoreline destination point for entertainment (i.e. bowling alley, batting cages, indoor fields, mini golf, laser tag, trampoline park, indoor sports complex, etc.).... make Clinton THE prime destination along the shoreline for these special activities... rather than families, teens, young adults, etc. driving 30-40 minutes away to spend their weekends (and money) in other towns/ communities that offer these activities.	1
A plan to improve the appearance of the town center, some shrubs for goodness sake, even some trees would go a long way to minimize some of the unsightly business fronts. An example is a business which opened within the last few years and was allowed to place concrete barriers in front. Clinton would benefit greatly from a community center, in town, to bring all age groups together for a variety of activities.	1
There seemed to be a fair amount of discussion about opportunities for the Cheseborough-Ponds building, but that faded away. Also, create a more inviting look for the downtown area so small businesses/stores might move in.	1
Nice shops and restaurants, even if the objective is to attract those from neighboring towns (Nataz is a good example). Also, renovate Town Beach restroom and food kiosk to attract a quality food vendor. Residents buy lunch at the marina; they would do the same at beach if it were more pleasing in terms of food offerings. Our beach is one of the best around and deserving of investment.	1

Answered: 340 Skipped: 91

Page 4: Transportation

Page 4: Transportation > Transportation

- ○ I feel safe walking in Clinton.

There are no answers to this question yet.

- ☐ ☐ **I would like more opportunities to walk in Clinton.**

There are no answers to this question yet.

- ☐ ☐ **I feel safe biking in Clinton.**

There are no answers to this question yet.

- ☐ ☐ **I would like more opportunities to bike in Clinton.**

There are no answers to this question yet.

- ☐ ☐ **I would like expanded opportunities to take public transit in Clinton.**

There are no answers to this question yet.

- ☐ ☐ **Where would you prioritize sidewalk improvements?**

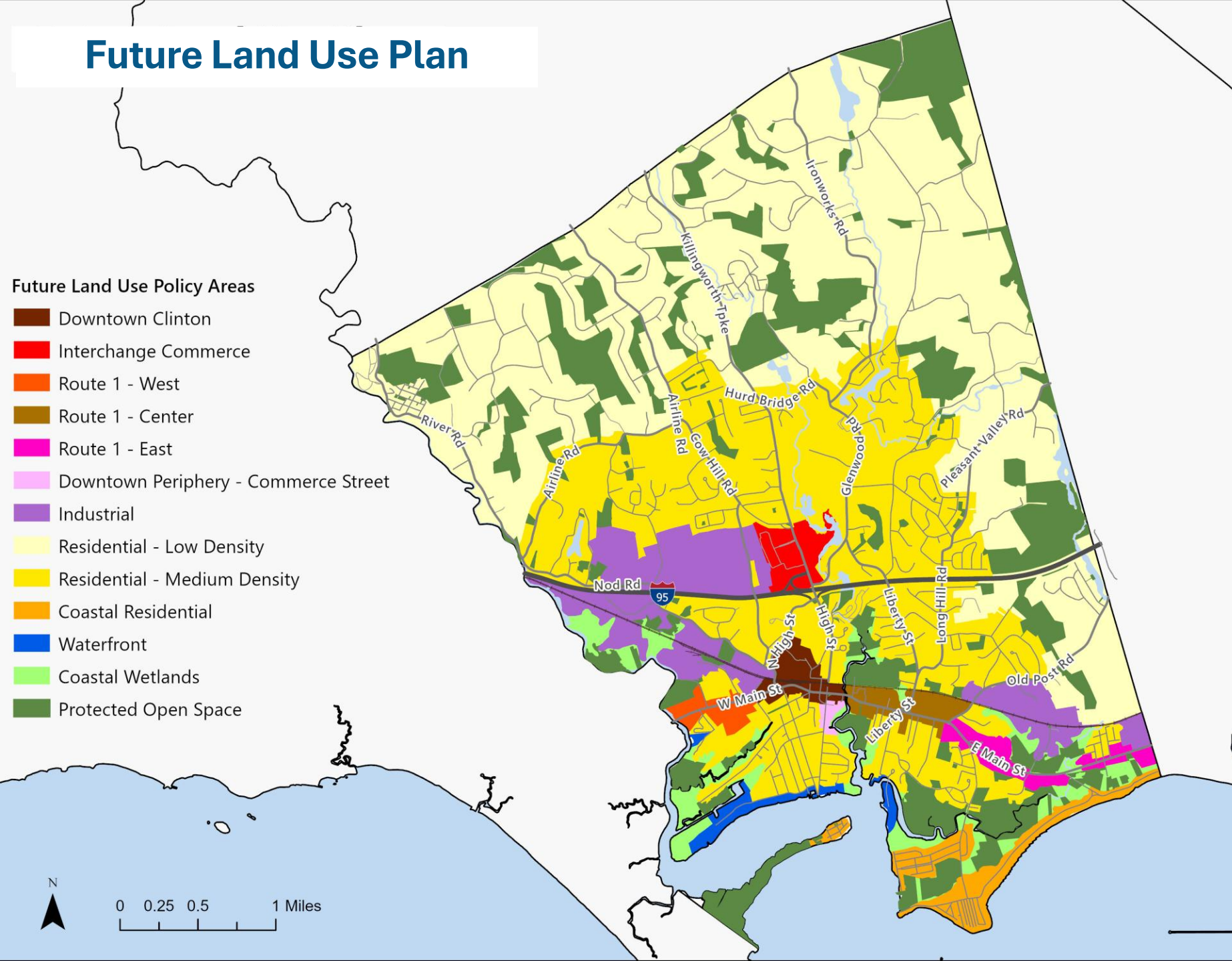
There are no answers to this question yet.

- ☐ ☐ **Where would you prioritize bicycle infrastructure improvements?**

There are no answers to this question yet.

Appendix B. Future Land Use Plan

Future Land Use Plan



Future Land Use Plan depicts policy areas that share similarities


- General categorizes of uses (Residential, commercial, industrial)
- General intensities (Rural, low, medium, high)

NOT A ZONING MAP.


However can help inform future zoning changes and assist in determining conformance with the POCD for land use applications.

Generally, should be consistent with regional and state plans.

Future Land Use Plan and FEMA Flood Zones

 1% Annual Chance Flood Hazard Area

 Downtown Clinton

 Interchange Commerce


 Route 1 - West


 Route 1 - Center

 Route 1 - East

 Downtown Periphery - Commerce Street

 Industrial


 Residential - Low Density

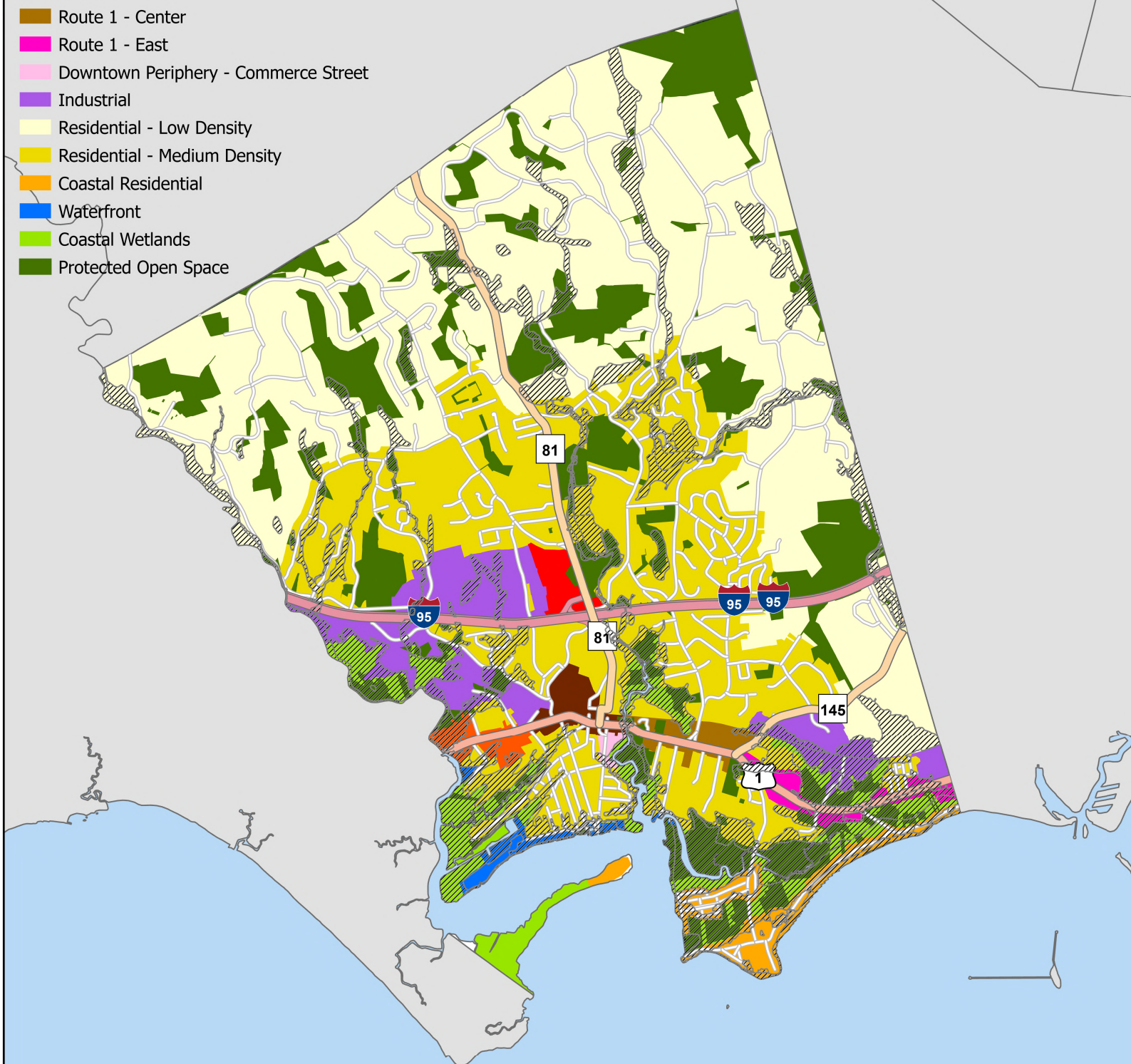
 Residential - Medium Density

 Coastal Residential

 Waterfront

 Coastal Wetlands

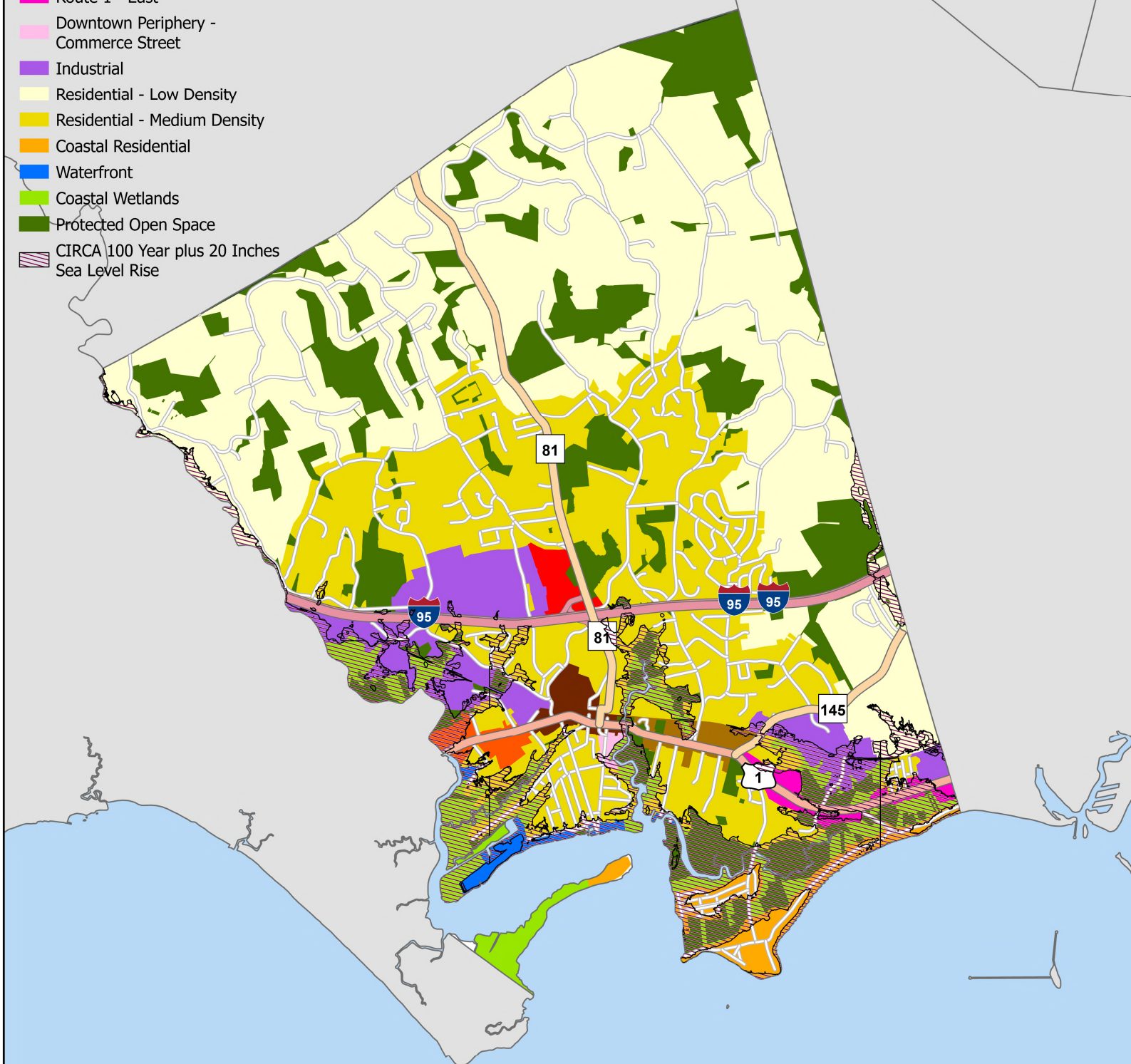
 Protected Open Space



0 0.3 0.6 1.2 Miles

Future Land Use Plan and Sea Level Rise

- Downtown Clinton
- Interchange Commerce
- Route 1 - West
- Route 1 - Center
- Route 1 - East
- Downtown Periphery - Commerce Street
- Industrial
- Residential - Low Density
- Residential - Medium Density
- Coastal Residential
- Waterfront
- Coastal Wetlands
- Protected Open Space
- CIRCA 100 Year plus 20 Inches Sea Level Rise



0 0.3 0.6 1.2 Miles

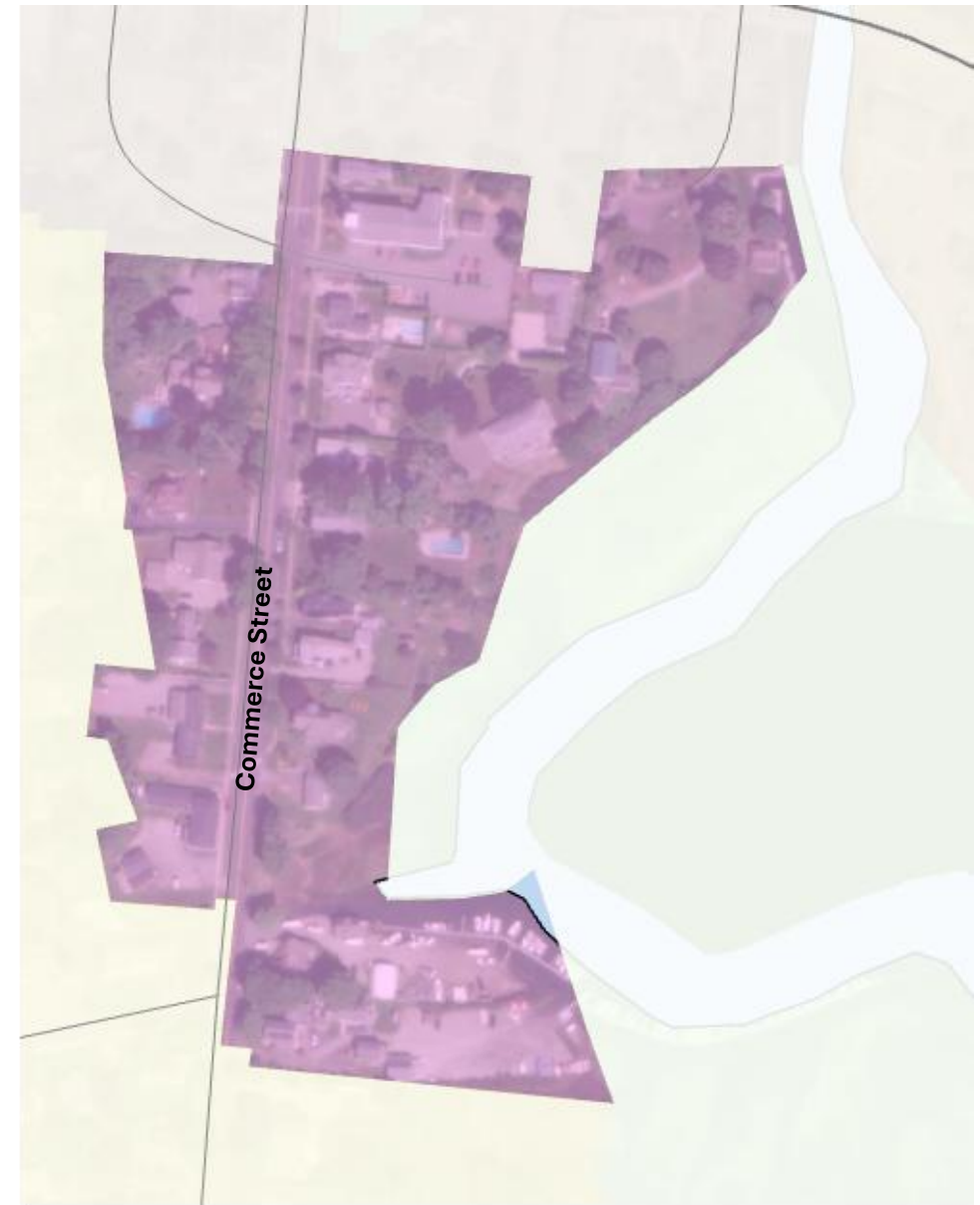
Downtown Clinton

- “Live, Work, Play”
- Opportunity for mixed-use development and Transit-oriented development, leveraging proximity to the train station.
 - Unilever Site – redevelopment opportunities
- Priority area for infrastructure improvements
 - Sidewalks, complete streets, parking, etc.
 - Wastewater strategies
- Connections to waterfront and interchange areas.
- “Village” style development – mix of uses, buildings close to street, sidewalk connectivity, etc.



Downtown Periphery – Commerce St

- Transitional area between Downtown, residential neighborhoods to the south, and waterfront.
- Mix of business, residential, and institutional uses
- Step down in density compared to Downtown and Route 1 corridor.
- Commerce Street is an inviting pedestrian, bicycle, and vehicular corridor between Downtown and the waterfront.



Waterfront

- Encompasses Marine District and Town Beach.
- Regional draw – leverage proximity and connections to Downtown.
- Maintain emphasis on water dependent uses.
- Maximize opportunities for public access, especially where non-water-dependent uses are pursued.
- Coastal flood hazards support use of resiliency strategies.



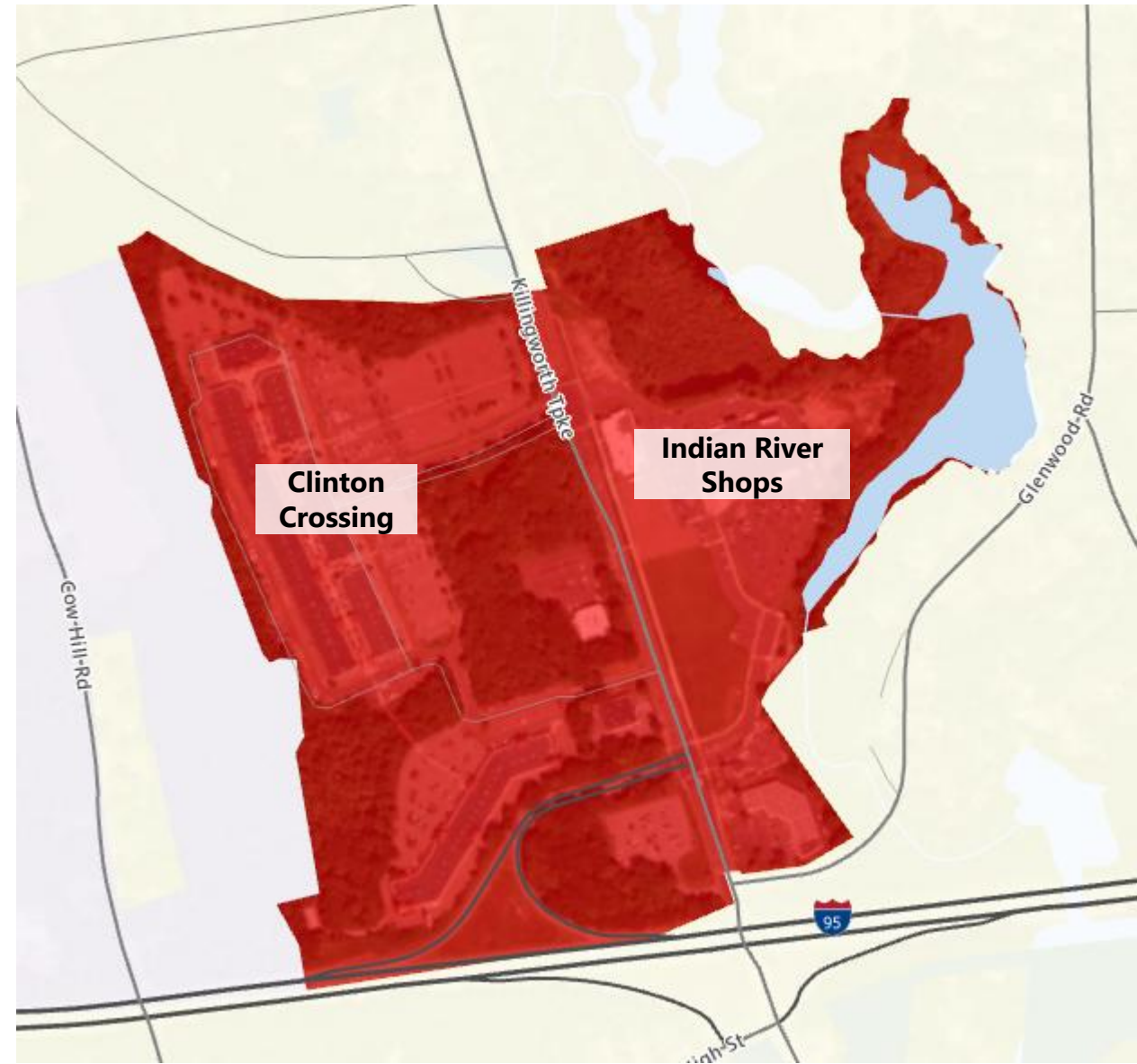
Route 1 Corridor



- Separate policy areas for West (Madison Town Line to Maple), Center (Indian River to Old Post Road), and East (Old Post Road to Westbrook Town Line). However, some shared policy objectives between all three areas (sidewalk priority area, consistent site design standards, etc.) to create cohesion in these distinct areas.
- **Route 1 – West** – mix of “greenfield”, infill, and redevelopment opportunities. Business focus, with opportunities for residential and mixed-use development. Walkable to Downtown.
- **Route 1 – Center** – Generally aligns with Village District. Mix of housing and business uses. Smaller-scale and less auto-centric development, with buildings fronting street. Opportunities for infill and adaptive re-use at appropriate scales. Walkable to Downtown.
- **Route 1 – East** – Local business strip development with some underutilized “big box” spaces with redevelopment potential. Opportunities for housing and mixed-use development to separate cohesive development nodes, although coastal flood zones may present development challenges.

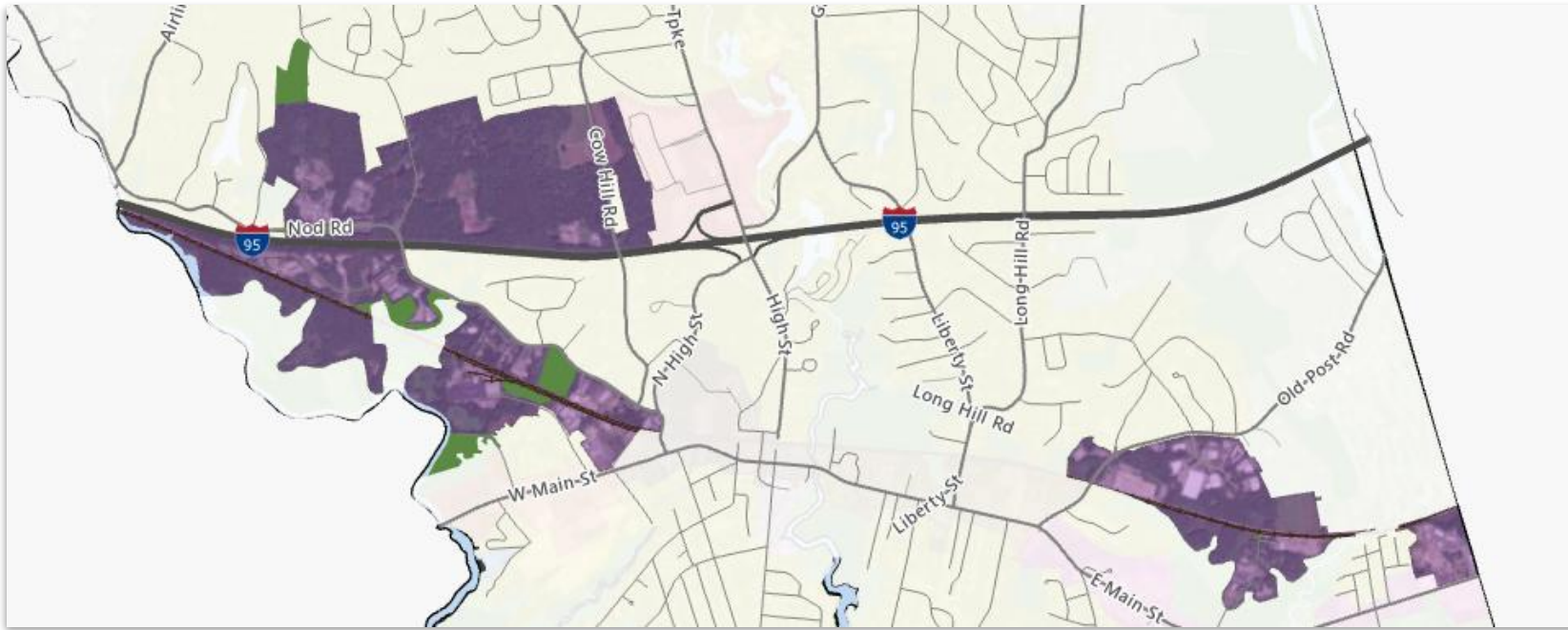
Interchange Commerce

- Regional business focus. Clinton Crossing and continued build-out of Indian River Shops draw in regional consumer base.
- Excellent highway access.
- Some greenfield opportunities on east side of Route 81.
- Pursue opportunities for residential development and mixed-use development should commercial uses become obsolete.
 - Focus on areas that lack frontage.
- Sidewalk connectivity and connections to Downtown.



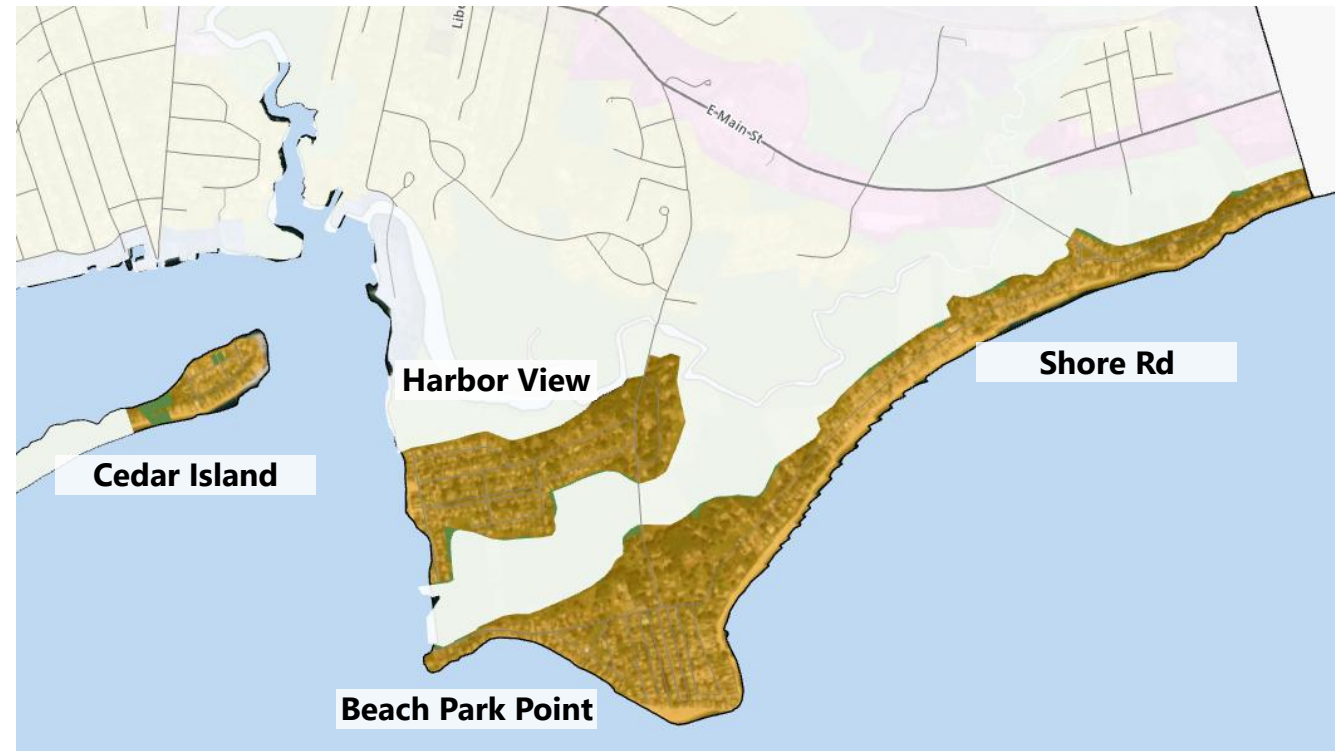
Industrial

- Largely encompasses existing industrial zones, less area along Route 1 and coastal wetlands.
- Some “greenfield” development potential, particularly in the Industrial Park Zone north of I-95 between Old Nod Road and Cow Hill Road.
- Provide local employment and balance to the Town’s tax base.
- Proximity to residential areas and natural resources (coastal wetlands) – require proper design and buffering.



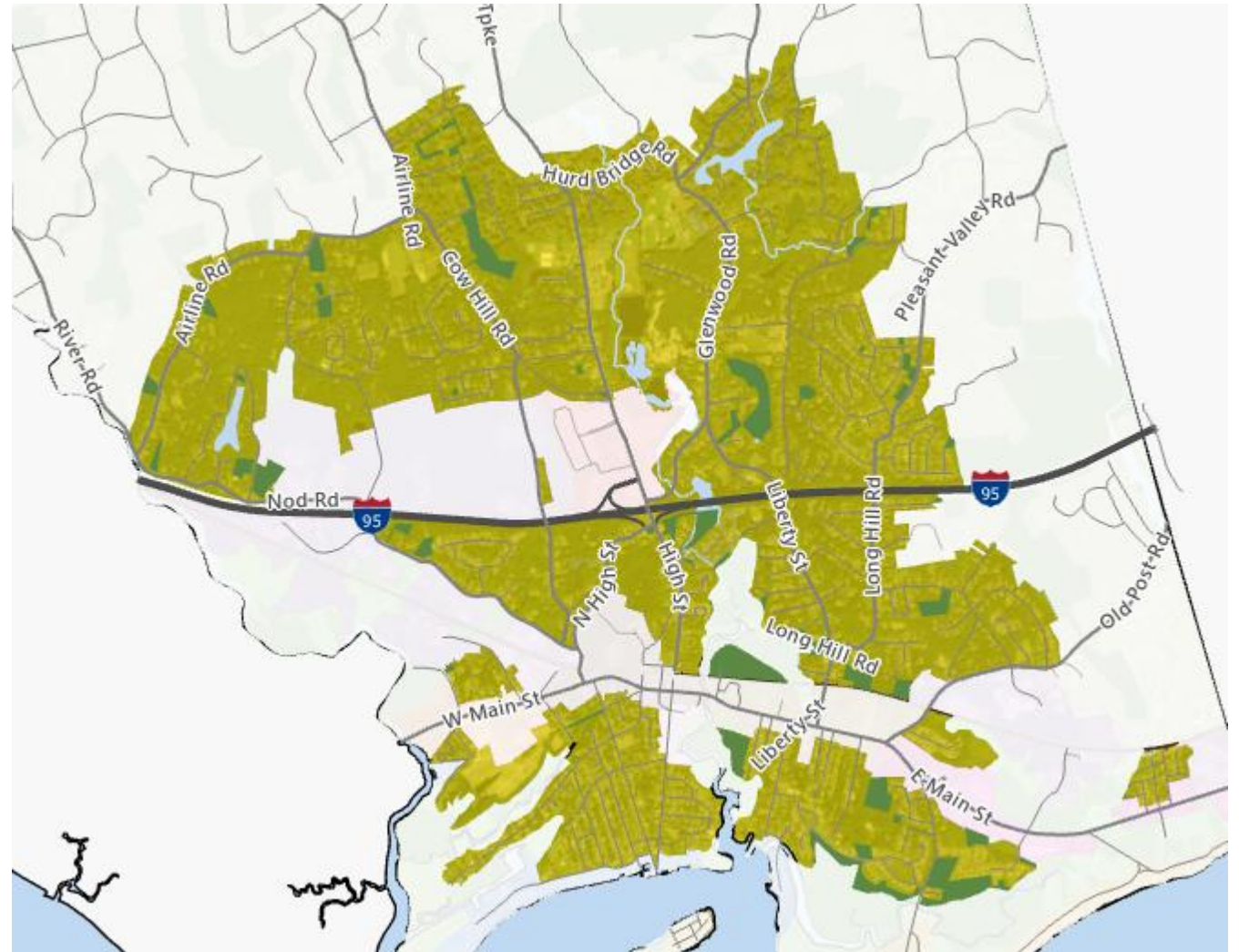
Coastal Residential

- Higher intensity coastal neighborhoods (Shore Rd, Hammock Pkwy, Beach Park Point, Harbor View, Cedar Island, etc.).
 - Small lot sizes, and lack of wastewater infrastructure.
 - Continue wastewater discussions.
- For new development, ensure density aligns with infrastructure capabilities.
- Coastal flood hazards.
 - Need to incorporate resiliency into planning and infrastructure investments.



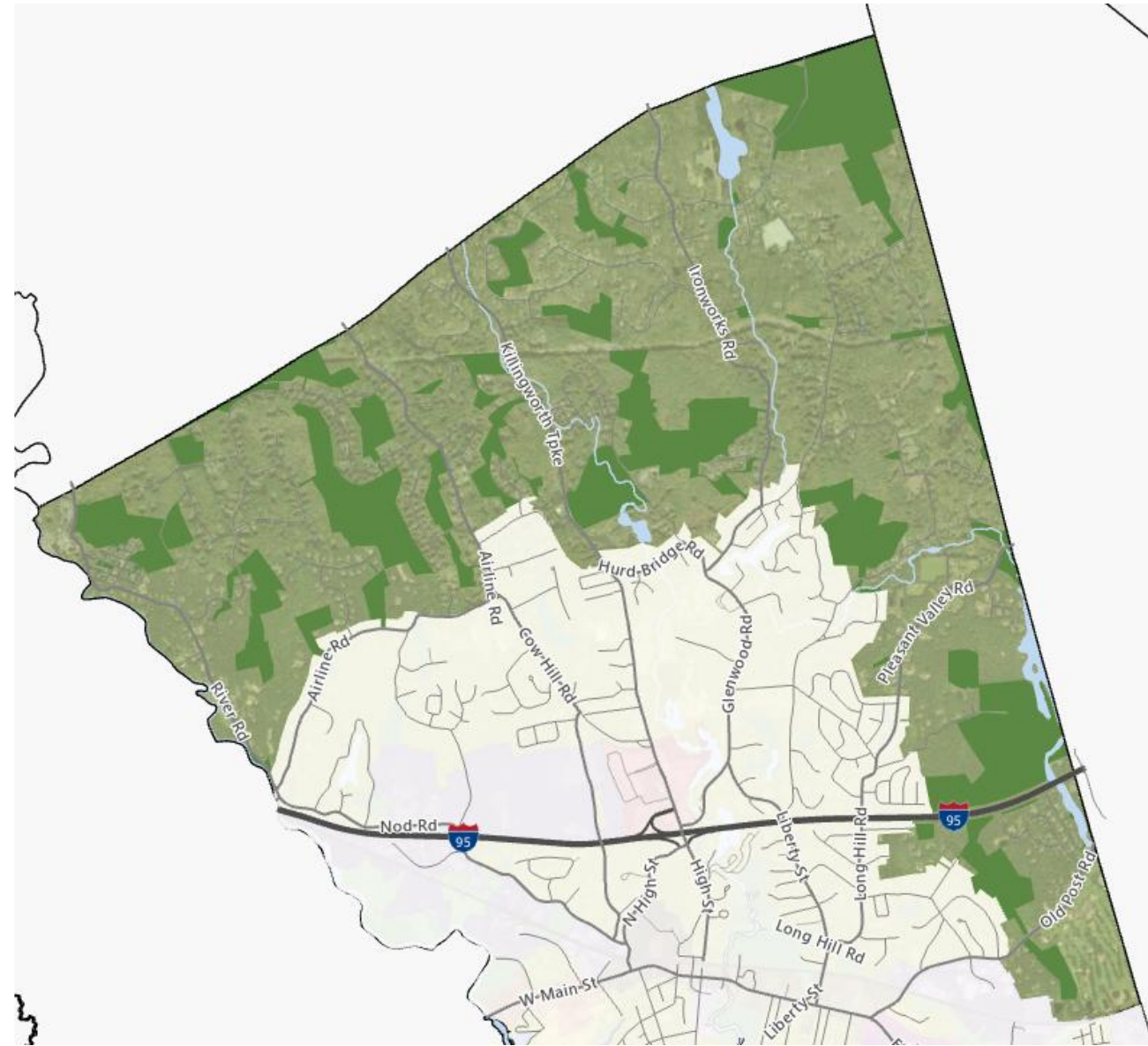
Residential – Medium Density

- Encompasses areas mostly served by public water infrastructure and moderate intensity residential zones surrounding Downtown, Route 1, and the neighborhoods north of I-95 and south of Airline Road and Hurd Bridge Road.
- Primarily single-family housing. Opportunity for greater housing density and diversity where certain criteria are met, including potentially:
 - Public water infrastructure.
 - Suitable soils for onsite wastewater treatment.
 - Roadway class (collectors and arterials)
 - Proximity to Downtown.
- Residential densities of 2 or more units per acre.



Residential – Low Density

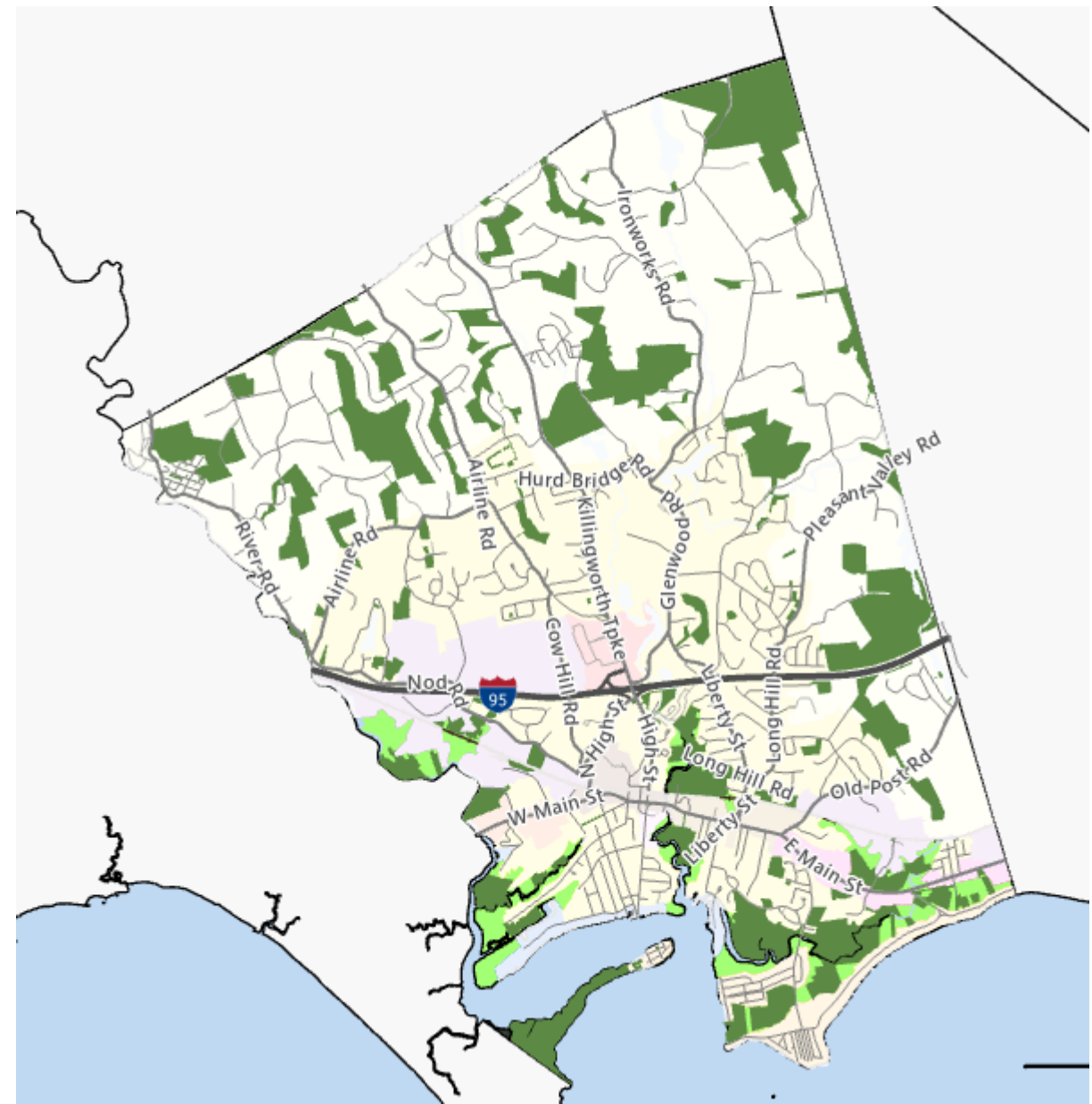
- Encompasses lowest density residential zones (R-60 and R-80), that lack public water infrastructure.
- Residential densities of less than 2 units per acre.
- Some development opportunities on vacant land.
- Encourage Conservation Subdivisions as a tool to maximize open space protection.
- Foster linkages between open space areas.



Protected Open Space

Coastal Wetlands

- Conservation priority areas.
- **Protected Open Space** – includes Town open space and parks, privately held open space, and cemeteries that have protections from future development.
- **Coastal Wetlands** – encompass coastal/tidal salt marshes along Clinton Harbor, Hammonasset River, Indian River, and Hammock River.
- Focus on preserving function and utility of existing open space and protecting coastal wetlands.



Appendix C. Topic Presentations



Town of Clinton **Plan of Conservation and Development**

Topic:
Coastal Management



Statutory Background

What is Coastal Management about?
What is required in the POCD?

CGS Sec. 8-23(e)(2). **For any municipality that is contiguous to Long Island Sound, such plan [of conservation and development] shall be (A) consistent with the municipal coastal program requirements of sections 22a-101 to 22a-104**, inclusive, (B) made with reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound, and (C) designed to reduce hypoxia, pathogens, toxic contaminants and floatable debris in Long Island Sound.

CGS Sec. 22a-101. A municipal coastal program shall include, but is not limited to: (1) Revisions to the municipal plan of conservation and development under section 8-23 or special act, insofar as it affects the area within the coastal boundary, such revisions to include an identification and written description of the municipality's **major coastal-related issues and problems**, both immediate and long-term, such as **erosion, flooding, recreational facilities, and utilization of port facilities** and to include a description of the municipal boards, commissions and officials responsible for implementing and enforcing the coastal program, a description of enforcement procedures and a description of continuing methods of involving the public in the implementation of the municipal coastal program; (2) revisions to the municipal zoning regulations under section 8-2 or under special act....

The Coastal Management content of the POCD must address land use and development within the coastal boundary, as well as actions townwide that affect Long Island Sound.

Terminology

- **Coastal Area :** The Connecticut coastal area shall include the land and water within the area delineated by the following: The westerly, southerly and easterly limits of the state's jurisdiction in Long Island Sound; the towns of... Clinton....
- **Coastal Boundary:** a continuous line delineated on the landward side by the interior contour elevation of the one hundred year frequency coastal flood zone, as defined and determined by the National Flood Insurance Act, as amended, or a one thousand foot linear setback measured from the mean high water mark in coastal waters, or a one thousand foot linear setback measured from the inland boundary of tidal wetlands mapped under section 22a-20, whichever is farthest inland; and shall be delineated on the seaward side by the seaward extent of the jurisdiction of the state.

Terminology

- **Coastal Resource:** coastal waters of the state, their natural resources, related marine and wildlife habitat and adjacent shorelands, both developed and undeveloped, that together form an integrated terrestrial and estuarine ecosystem; coastal resources include the following:
 - (A) “Coastal bluffs and escarpments”
 - (B) “rocky shorefronts”
 - (C) “beaches and dunes”
 - (D) “intertidal flats”
 - (E) “tidal wetlands”
 - (F) “freshwater wetlands and watercourses”
 - (G) “estuarine embayments”
 - (H) “coastal hazard areas”
 - (I) “developed shorefront”
 - (J) “island”
 - (K) “nearshore waters”
 - (L) “offshore waters”
 - (M) “shorelands”
 - (N) “shellfish concentration areas”

Terminology

- **Coastal Site Plan Review (per Statutes):** The following site plans, plans and applications for activities or projects to be located fully or partially within the coastal boundary and landward of the mean high water mark shall be defined as “coastal site plans” and shall be subject to the requirements of [this chapter]:
 - (1) Site plans submitted to a zoning commission in accordance with section 22a-109;
 - (2) plans submitted to a planning commission for subdivision or resubdivision in accordance with section 8-25 or with any special act;
 - (3) applications for a special exception or special permit submitted to a planning commission, zoning commission or zoning board of appeals in accordance with section 8-2 or with any special act;
 - (4) applications for a variance submitted to a zoning board of appeals in accordance with subdivision (3) of section 8-6 or with any special act, and
 - (5) a referral of a proposed municipal project to a planning commission in accordance with section 8-24 or with any special act.

Terminology

- **Water Dependent Uses:** those uses and facilities which require direct access to, or location in, marine or tidal waters and which therefore cannot be located inland, including but not limited to: Marinas, recreational and commercial fishing and boating facilities, finfish and shellfish processing plants, waterfront dock and port facilities, shipyards and boat building facilities, water-based recreational uses, navigation aides, basins and channels, industrial uses dependent upon water-borne transportation or requiring large volumes of cooling or process water which cannot reasonably be located or operated at an inland site, and uses which provide general public access to marine or tidal waters
 - This last part (uses that provide public access) is not always the view of DEEP or other municipalities

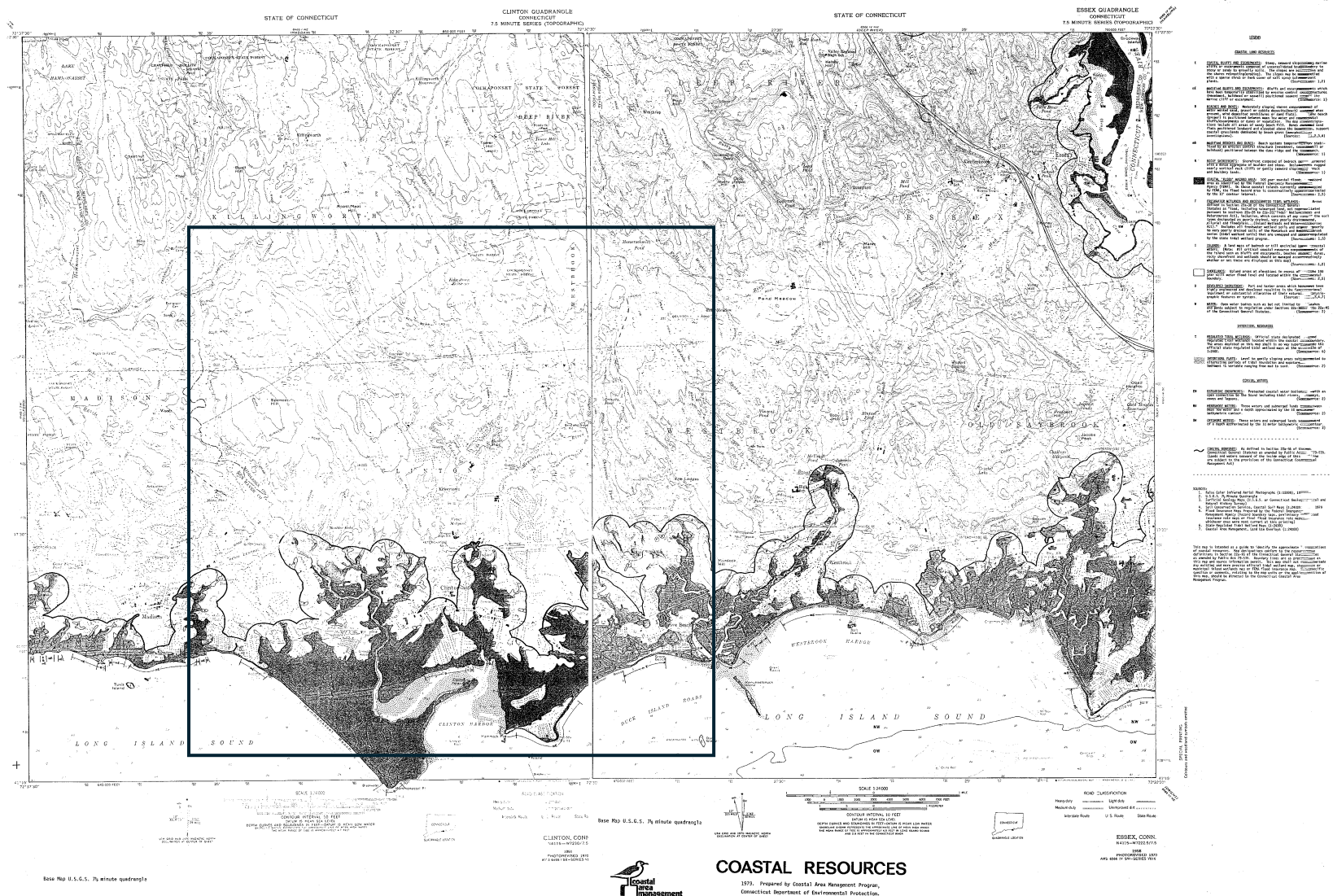
Situation

- **Challenge:** Because Long Island Sound is an important resource for everyone in Clinton – and people visiting Clinton – conflicting ideas and agendas are typically found in the coastal management area.
- **Looking Ahead:** Are the existing land uses and water-dependent uses aligned with the Town's values and vision for the next ten years?
- **The POCD *Should*:** Ensure that Clinton has the policies and tools necessary to manage its coastal land uses, protect its water dependent uses, adapt to changing economic conditions, and continue providing access for all.
- **The POCD *Must*:** Provide guidance to the PZC in its coastal site plan reviews.
- **The POCD *Will*:** Be reviewed by DEEP for coastal zone management consistency; they often have comments.

Resources Reviewed

- **Historical**
 - ✓ Coastal Resource Mapping (1979)
 - ✓ Municipal Coastal Plan (2005)
- **Current**
 - ✓ Coastal Resource Mapping
 - ✓ Coastal Boundary Mapping
 - ✓ Coastal Public Access Mapping
 - ✓ Clinton Zoning Regulations
 - ✓ Draft Harbor Management Plan (2024)

Coastal Resource Mapping



- The original coastal resource mapping in Connecticut was hand-drafted in 1979 on the topo map sheets.
- These are fun to look at, but not very helpful.
- The original coastal boundary is visible as a heavy black line.

Coastal Resource Mapping



- Resources depicted in Clinton:
 - ✓ mE – Modified Bluffs/Escarpments
 - ✓ R – Rocky Shorefronts
 - ✓ T – “Regulated” Tidal Wetlands
 - ✓ B – Beaches and Dunes
 - ✓ F – Freshwater Wetlands
 - ✓ D – Developed Shorefront
 - ✓ Intertidal Flats
 - ✓ Coastal Flood Hazard Areas

Municipal Coastal Plan (2005)

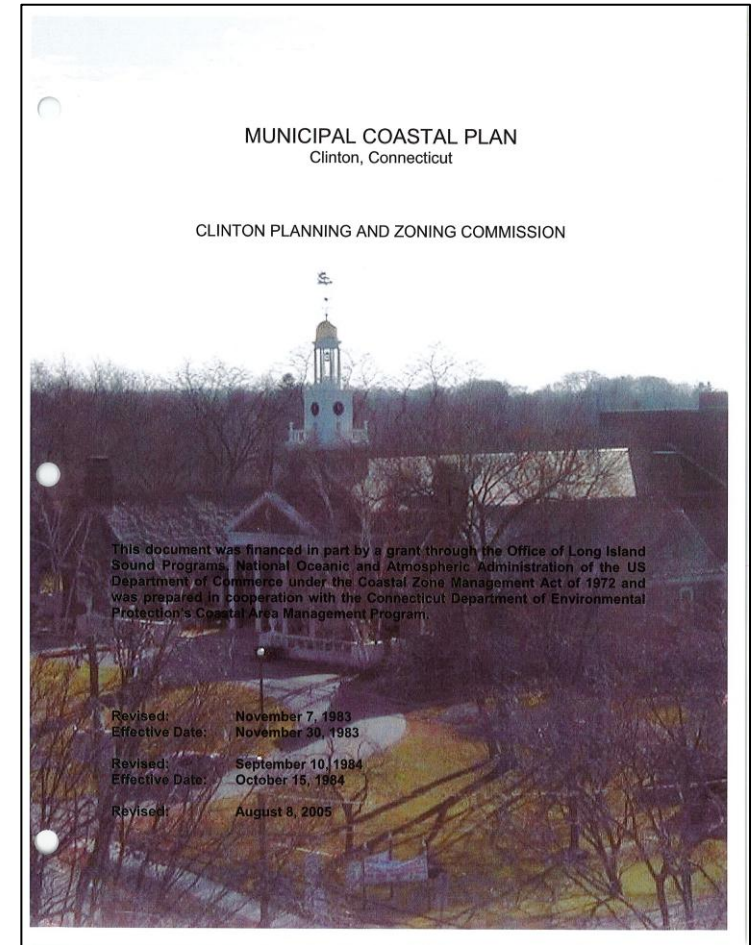
What were the major topics in this plan?

1. Encroachment of man-made uses into sensitive resource areas
2. Degraded water quality of the Hammonasset, Indian, and Hammock Rivers; and Inner Harbor
3. Small shellfish populations
4. Degraded tidal wetlands
5. Degraded groundwater quality in regards to septic systems and non-point sources
6. Poor physical access to the coast through State of Town-owned properties and through the coastal site plan review process
7. Poor visual access
8. Over-development of the harbor area while needing to provide for continued economic growth
9. Lack of maintenance of historic and architecturally significant buildings
10. Poor economic vitality of the Central Business District
11. Lack of a balanced, developed shorefront
12. Lack of strict regulations that result in the loss of property from natural disasters
13. Lack of public awareness that results in the loss of property from natural disasters
14. Lack of maintenance plans that results in the loss of property from natural disasters
15. Impassable roadways during 100-year storm events
16. Lack of an open space plan that provides for acquisition of specific parcels for open space
17. Encroachment into the 50' tidal wetlands buffer

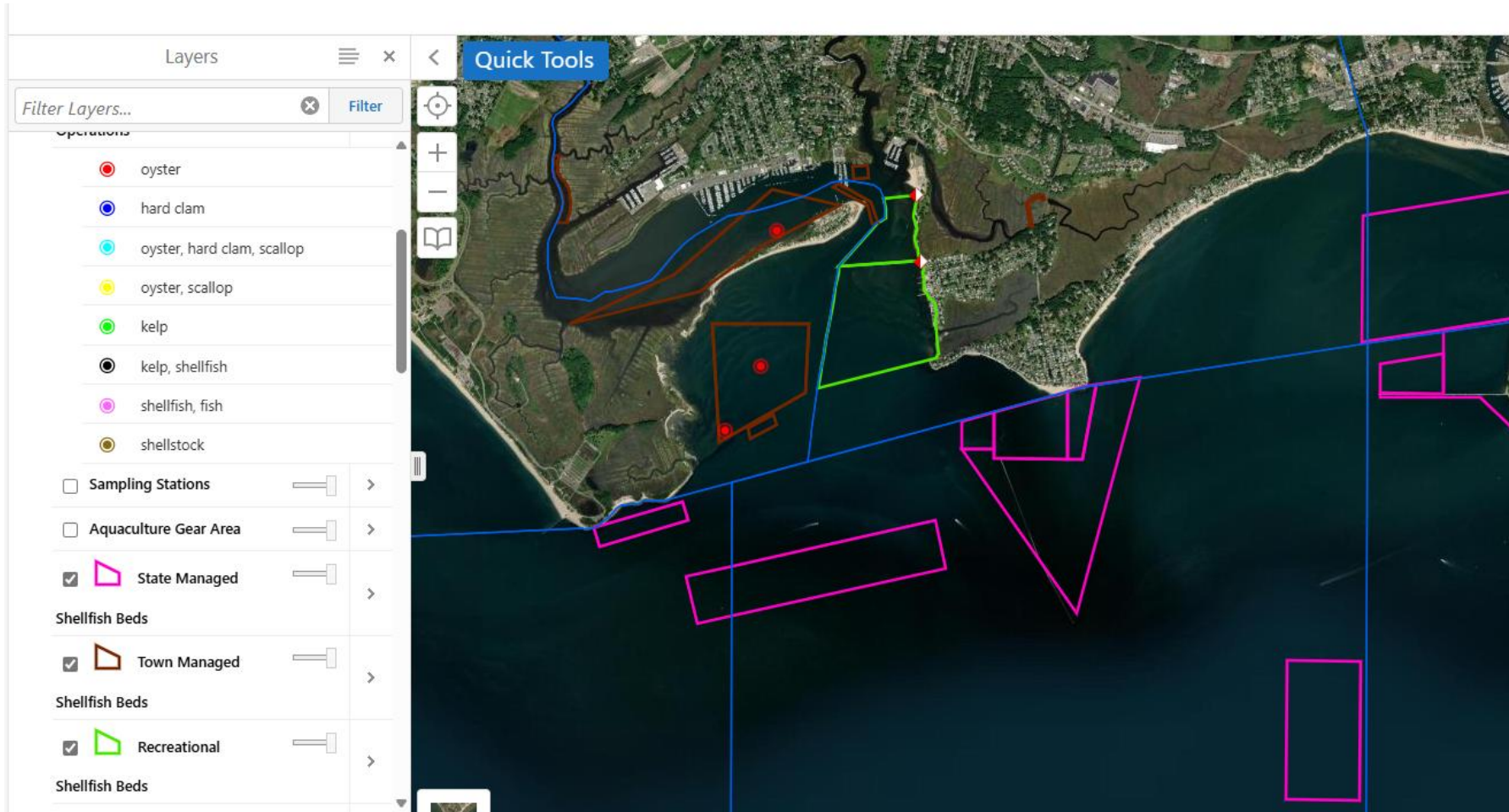
Municipal Coastal Plan (2005)

What else was in the plan?

- Ten goals for the next edition of the POCD
 - ✓ which was either the 2005 or 2015 POCD
- Eight changes in land use
 - ✓ not clear that these were successful
 - ✓ some are not appropriate today
- Eight changes to the zoning regulations
 - ✓ about half of these were probably enacted, including the marina pump-out regulations
- Eleven non-regulatory recommendations
 - ✓ some of these were probably accomplished
- A lengthy, detailed narrative description of all the coastal resources and the challenges to each of them

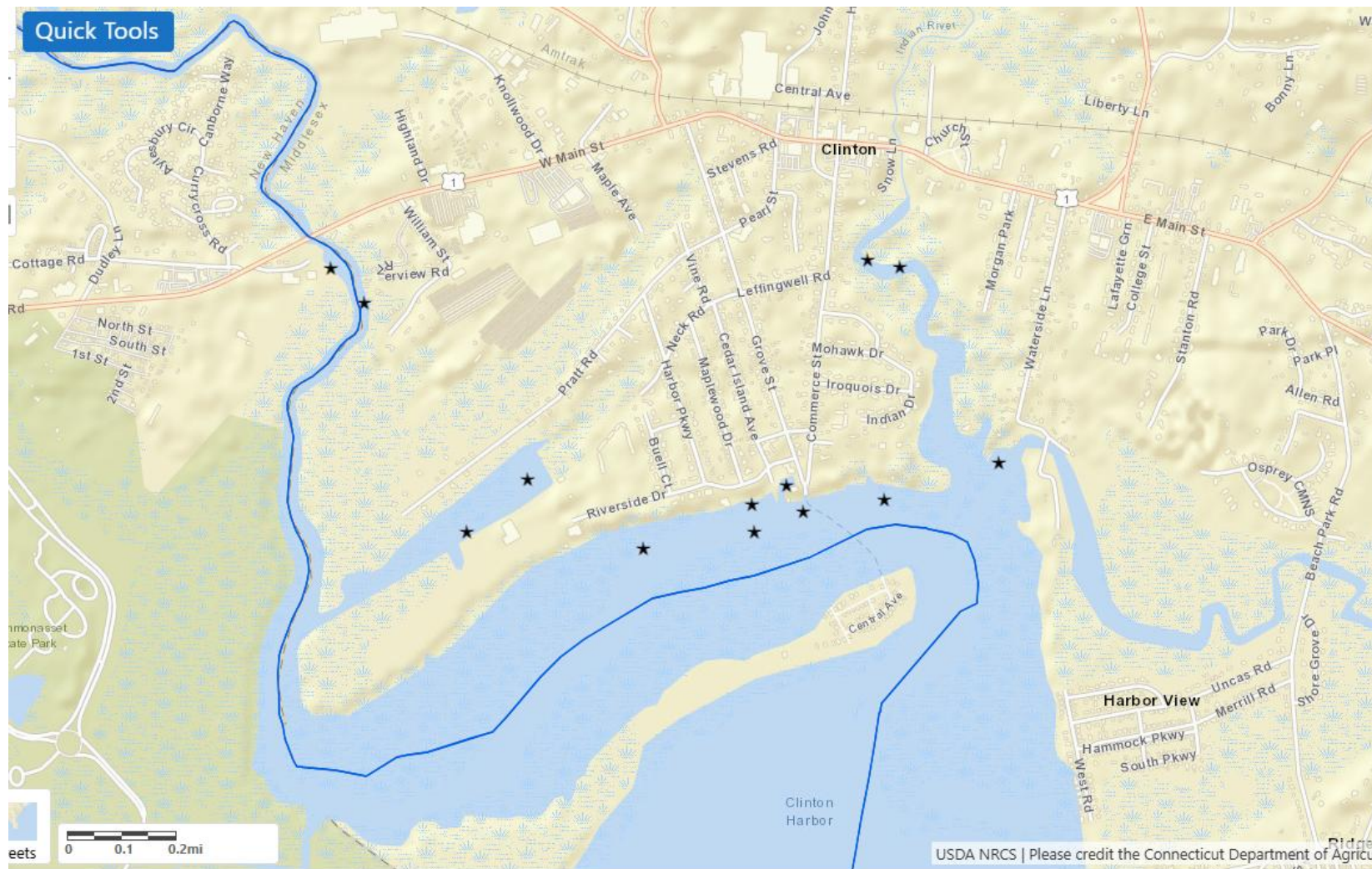


Coastal Resource Mapping



- The aquaculture mapping viewer shows State-managed, Town-managed, and recreational shellfish beds

Coastal Resource Mapping

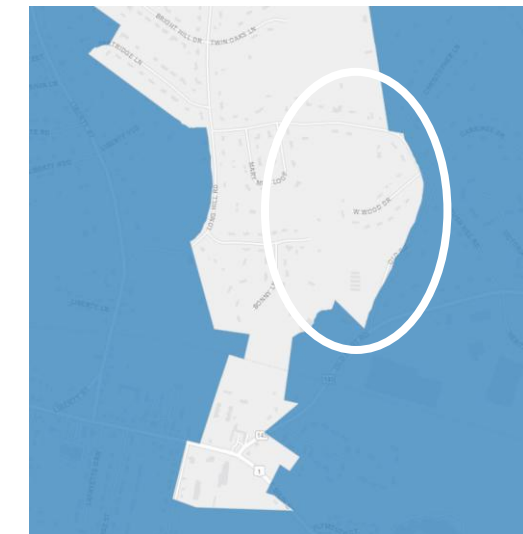
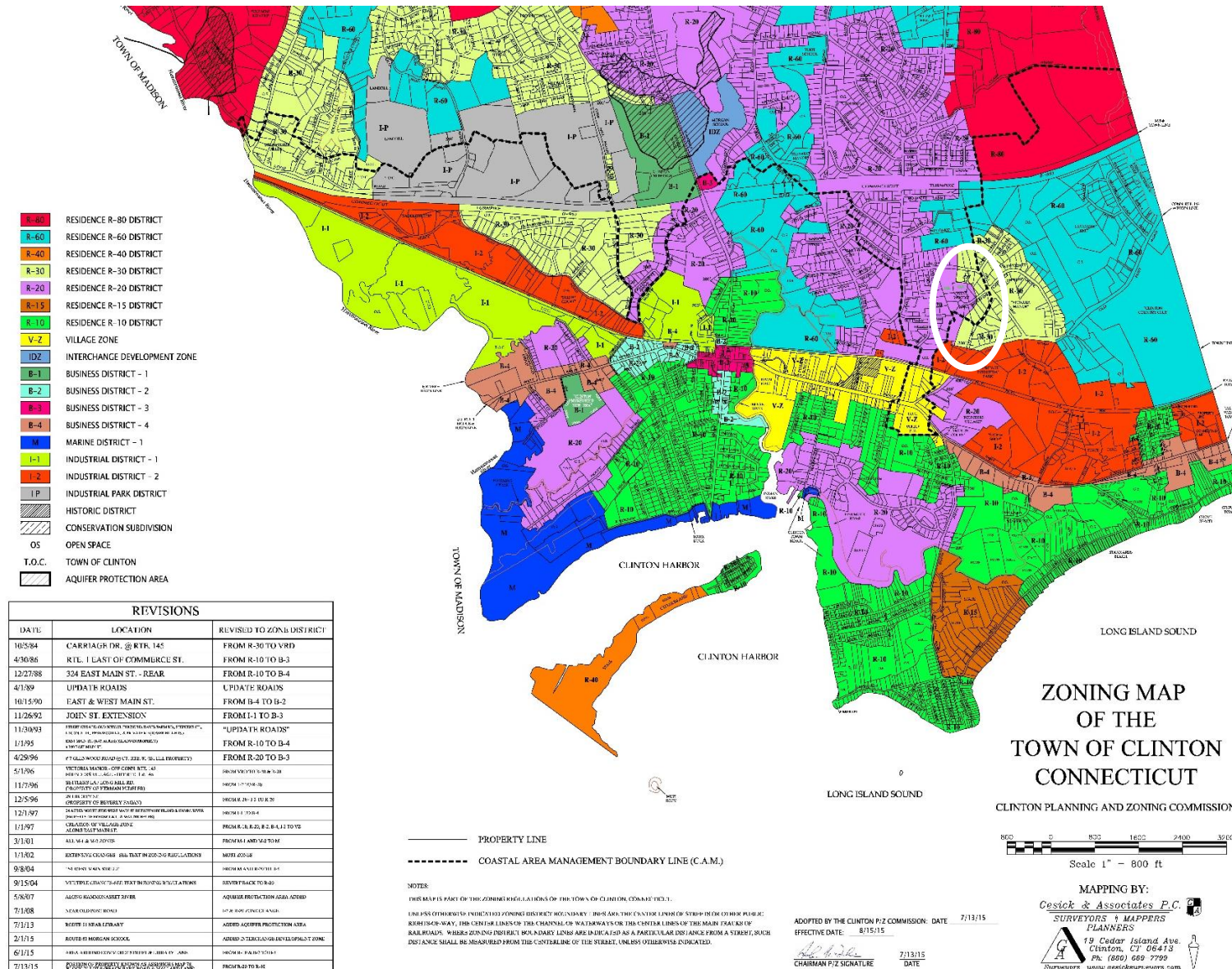


- The DEEP aquaculture mapping viewer shows marinas, but this is not up-to-date (stay tuned for slide 19)

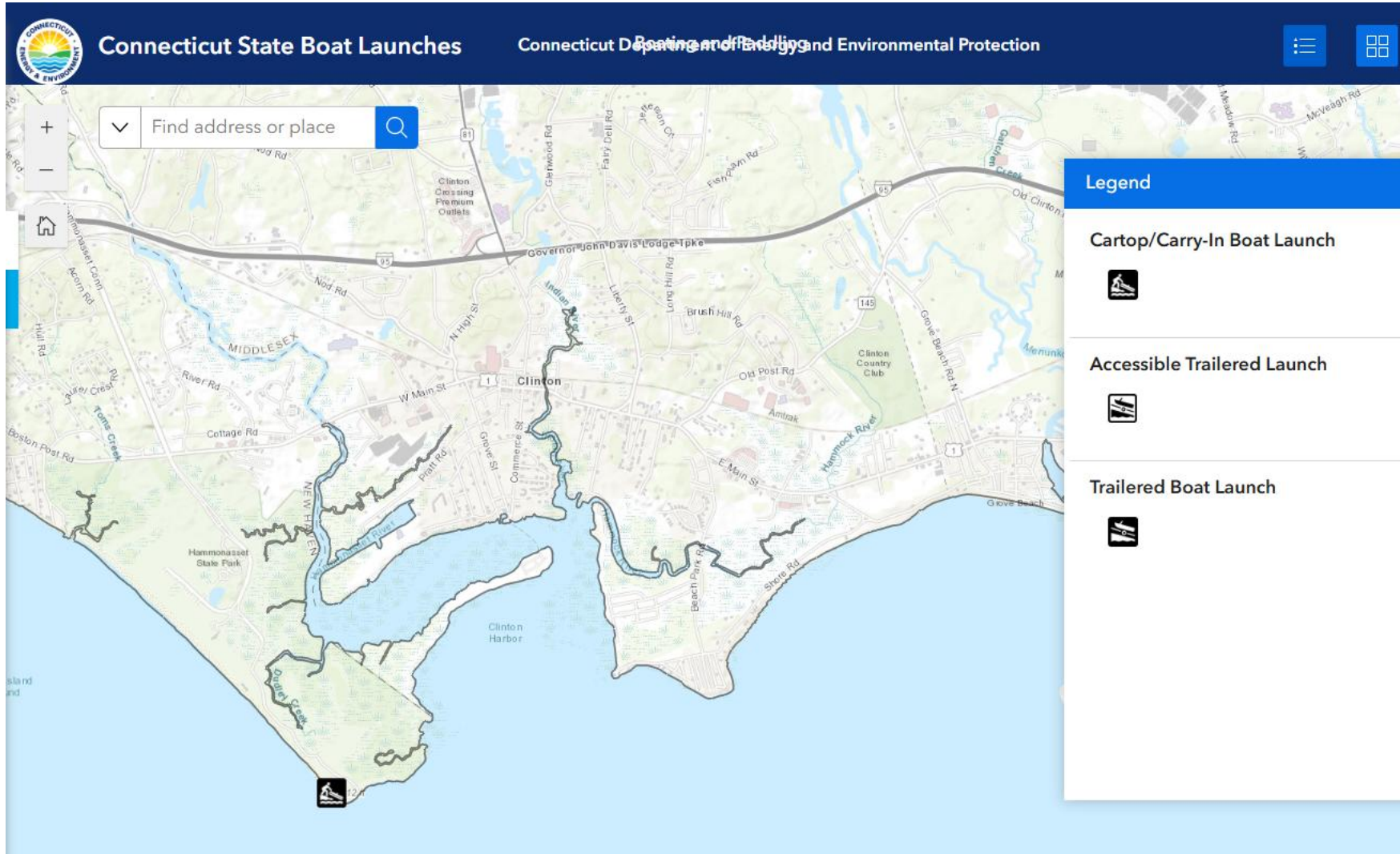
1. Connecticut Marine One
2. Riverside Basin
3. Clinton Yacht Haven
4. Cedar Island Marina
5. Clinton Harbor Moorings
6. Clinton Town Dock
7. Harborside Marina
8. McConville
9. Port Clinton Marina
10. Old Harbor Marina
11. River's Edge Marina
12. Indian River Marina

Coastal Boundary Mapping

- The Zoning Map shows the coastal boundary; an update to this map is underway
- This mostly matches the DEEP map of the coastal boundary, with a few small parcel-scale discrepancies

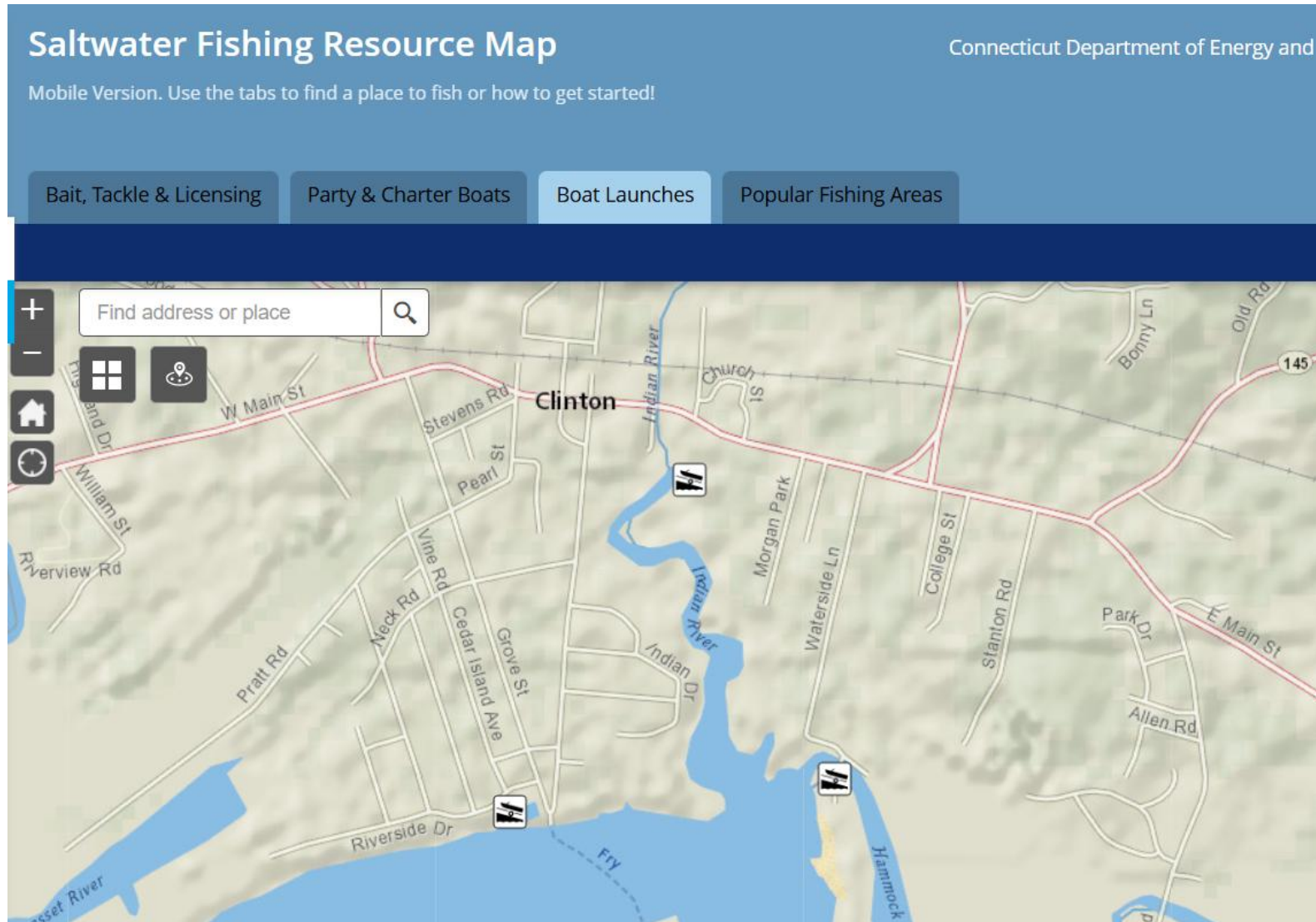


Coastal Public Access



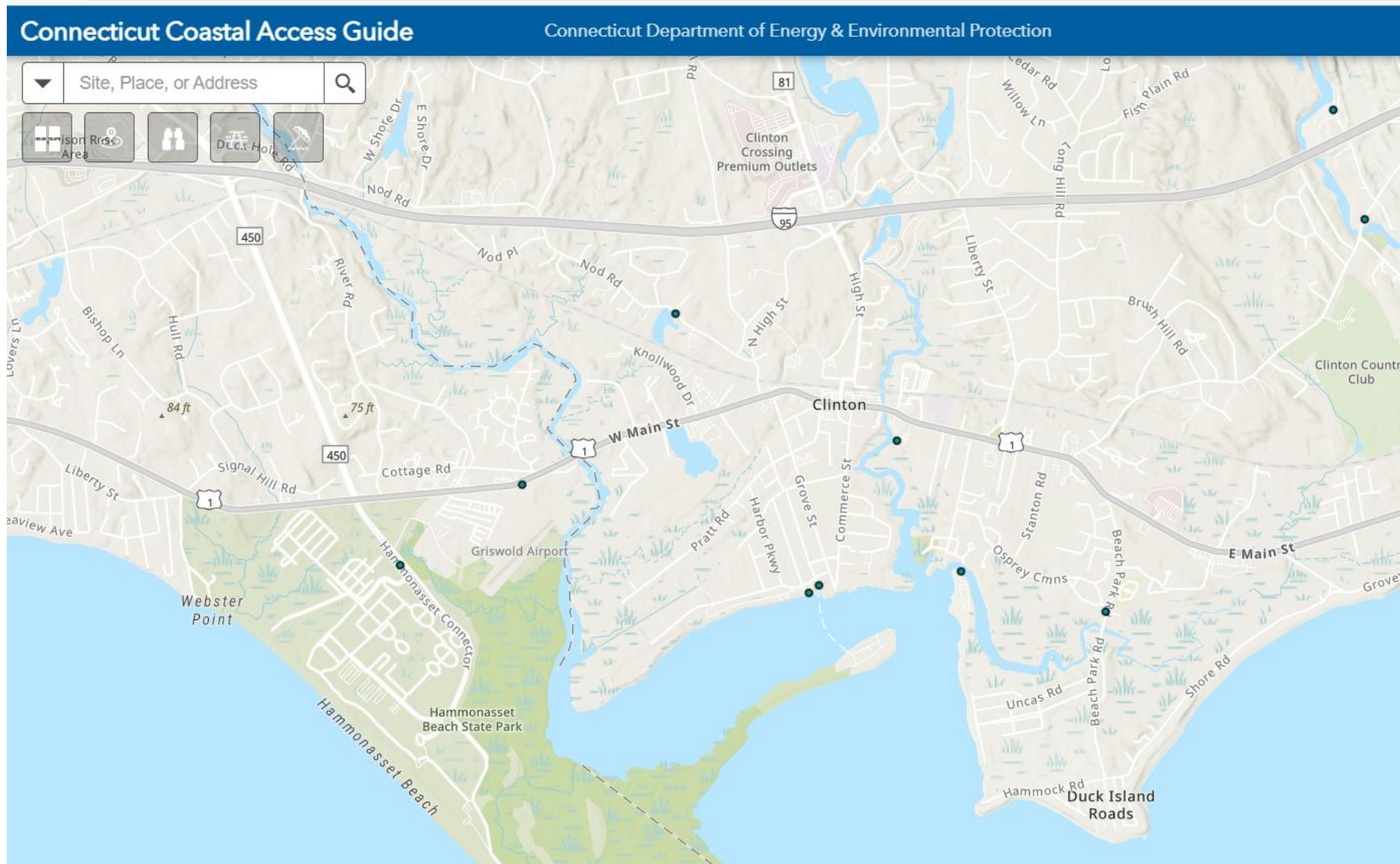
- The state boat launch mapping tool shows nothing located between Hammonasset and the Connecticut River
- Is this a gap? Is the gap acceptable?
- On the other hand....

Coastal Public Access



- The state fishing resource map shows the three Town-owned boat launches:
 - ✓ Clinton Landing
 - ✓ Town Marina
 - ✓ Town Beach
- And...

Coastal Public Access

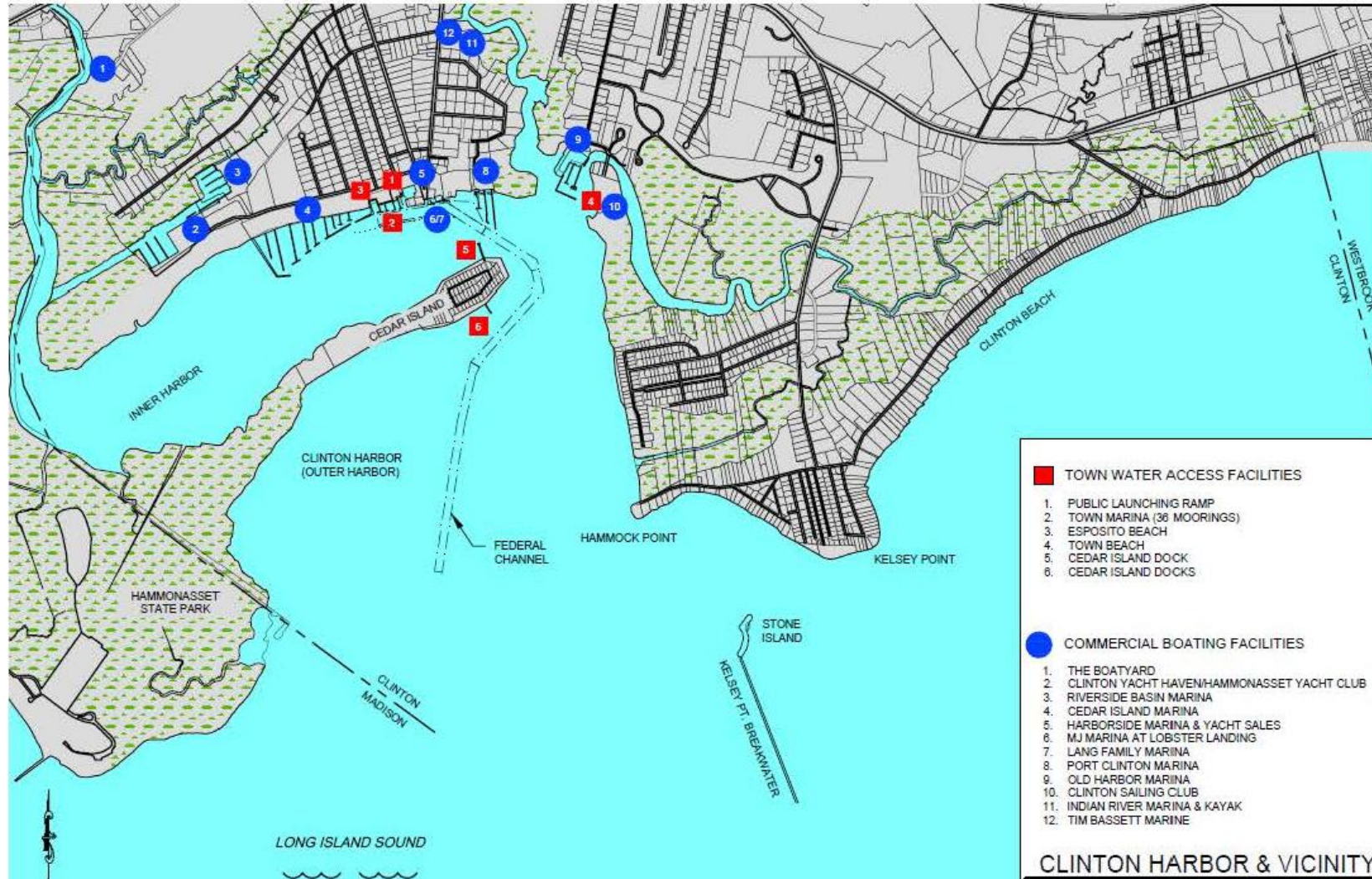


- The State coastal access mapping tool shows:

1. Redwing Foundation Wetland/Pond
2. Clinton Landing
3. Town Marina
4. Town Marina Boat Launch
5. Town Beach
6. The Hammocks

- Plus two on the Westbrook town line

Focus on Water Dependent Uses



- Image courtesy of the draft Harbor Management Plan
- These lists are slightly different than the State mapping viewed earlier; the State mapping tools don't show the Cedar Island facilities.
- **The POCD can include a final version of this map from the Harbor Management Plan.**

Zoning Regulations

What do the Zoning Regulations say and how are they structured?

- Coastal management is Section 18
 - ✓ *It is the policy of the Commission that continued development and sound economic growth of Clinton's coastal area shall take place in such manner that the coastal resources shall be preserved and enhanced. To this end the Commission adopted a Municipal Coastal Plan effective August 8, 2005 with revisions under the authority of the Connecticut Coastal Management Act (CCMA) of January 1, 1980 and the following regulations and standards are in accordance with the recommendations of such program and such Act.*
- Exemptions to the coastal site plan review are typical, and relatively similar to most coastal municipalities.
- Additional regulations are in place for **protection of views, marina pump-outs, and marina expansions.**

Zoning Regulations

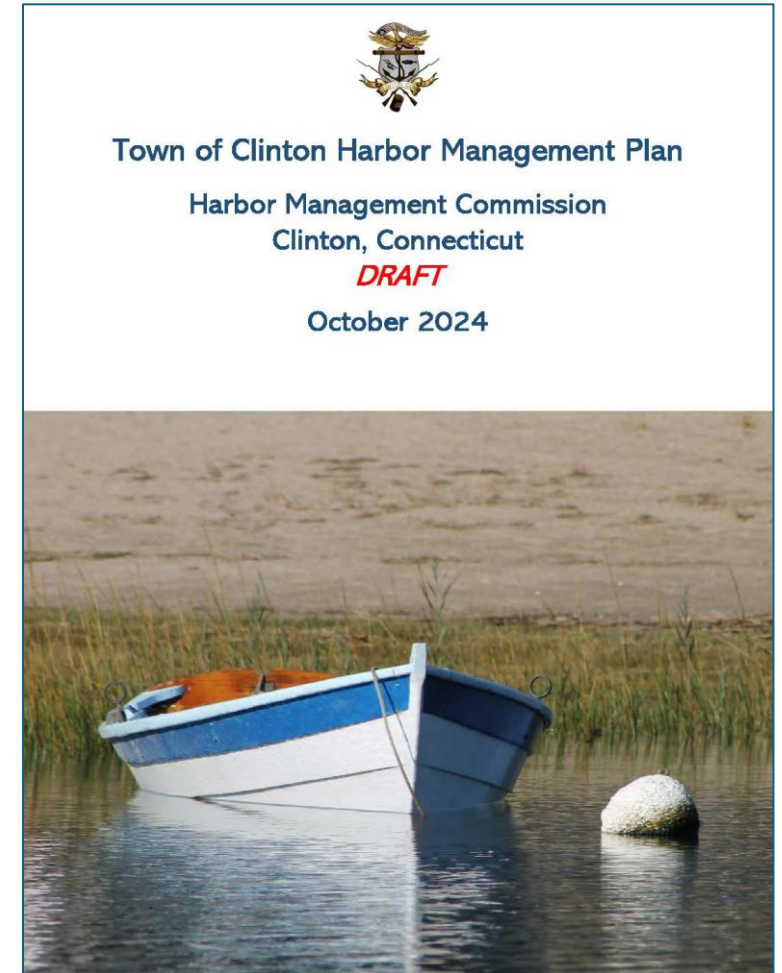
What do the Zoning Regulations say about consideration of applications?

- 18.7 Consideration of the Application: In addition to reviewing Coastal Site Plans for compliance with the applicable standards, requirements or criteria set forth elsewhere in these Regulations, the Commission or Board, as the case may be, shall take into consideration compliance with the following criteria:
 - ✓ 18.7.1 Consistency of the proposed activity with the applicable coastal policies in CGS Section 22a-92.
 - ✓ 18.7.2 The acceptability of potential adverse impacts of the proposed activity on coastal resources as defined in CGS Section 22a-93(15).
 - ✓ 18.7.3 The acceptability of potential adverse impacts of the proposed activity on **future water dependent development opportunities** as defined in CGS Section 22a-93(17) for the Marine Zone.
 - ✓ 18.7.4 The adequacy of measures to mitigate adverse impacts of the proposed activity on coastal resources, and for the Marine Zone, **future water dependent development opportunities**.

Draft Harbor Management Plan (2024)

List of Harbor Management Issues and Considerations

- Town Dock accessibility
- Town Beach erosion
- Access to Town Beach
- Stormwater treatment
- Coastal resiliency
- Water use conflicts and vessel congestion
- Maintenance of federal navigation channel
- Maintenance dredging of Town Dock area
- Aids to navigation
- Water main to Cedar Island
- Shellfish grounds and anchorage protection
- Promotion of existing pump-out boat
- Marina expansions
- Current and future land uses



Draft Harbor Management Plan (2024)

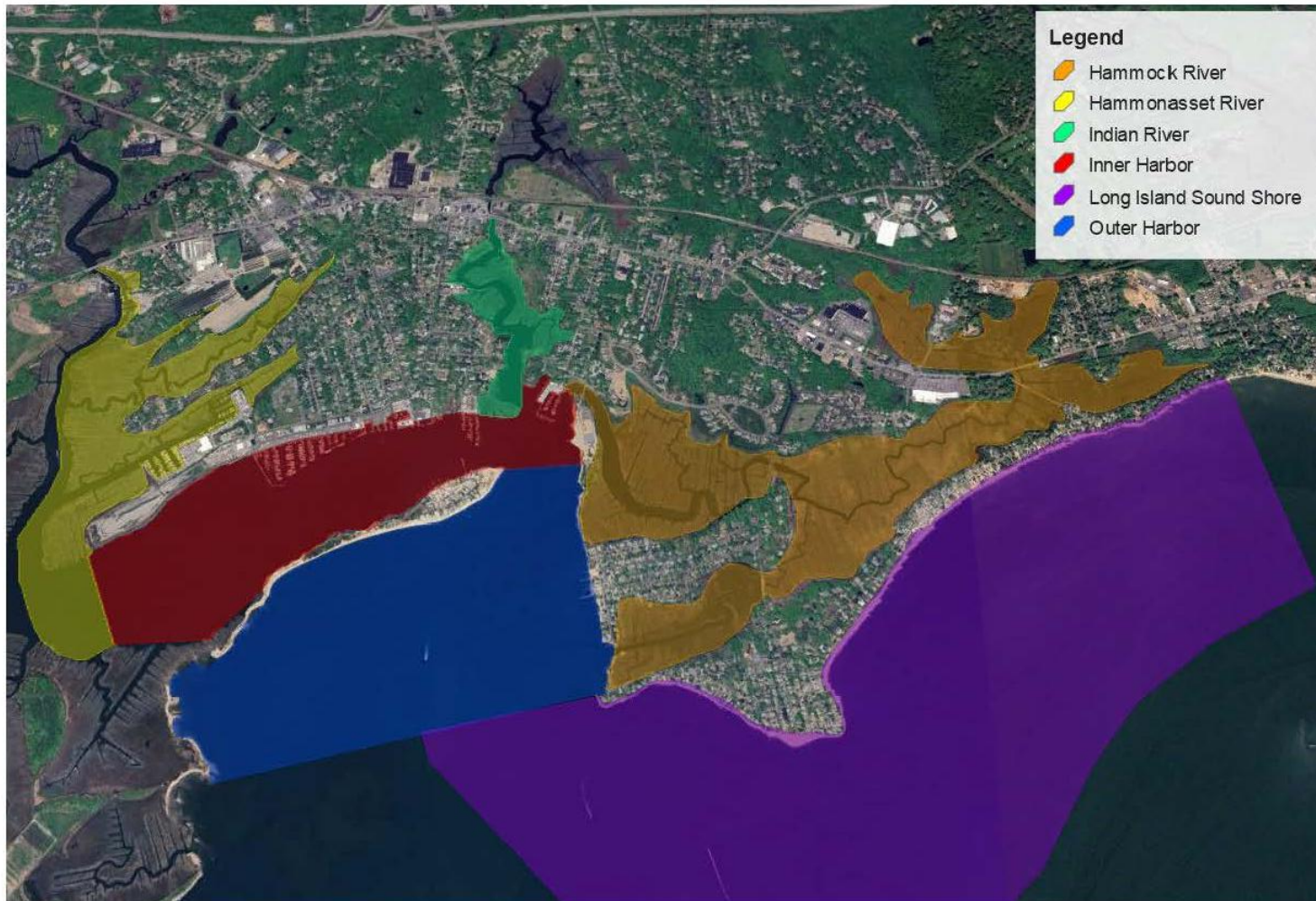
The 14 Goals Proposed in the Draft Plan

1. Active and coordinated Town Management of the harbor management area in the public interest
2. Public health, safety, and welfare
3. A center for recreational boating
4. Other water-dependent uses
5. Environmental sustainability, conservation, and enhancement
6. Coastal resiliency
7. Preservation of community character and heritage
8. Safe and beneficial public access to the harbor management area
9. Effective planning and regulation of waterfront land use
10. Public interest, support, and participation
11. Effective response to changing conditions
12. Promotion of existing pump-out boat
13. Marina expansions
14. Current and future land uses

Most of these can be honored by the POCD and many can be brought into the POCD's goals and objectives. However, we should not try to repeat all 14 goals.

Draft Harbor Management Plan (2024)

These are the geographic planning areas in the draft plan



- The goals and strategies in the draft plan are cross-referenced to these six areas as a tool for implementation

Draft Harbor Management Plan (2024)

Statements about Water and Waterfront Access:

- *“Despite having over two miles of shoreline, the Town of Clinton has relatively little public access to the Sound. The principal public access points are the Town Marina, with its public ramp, Esposito Beach, McCusker Landing, and the Town Beach. Together these constitute about four or five hundred yards of publicly-accessible waterfront. The rest of the property surrounding the harbor is owned by private marinas, homeowners, and private beach associations.”*
- *“Moreover, many of the expensive ocean-front houses have high fences or privacy hedges; these “landscape improvements” are specifically designed to provide privacy by limiting visual access to the landowner’s riparian property and the adjacent Sound from nearby public roads. Although the history and attractiveness of the Town of Clinton is based on its relationship to the Sound and its status as a coastal community – the Town’s flag even includes an anchor, for example – most of the Town’s residents have only limited physical and visual access to this important natural resource.”*
- *“The tidal marshes and wetlands, critical environmental and hydrological resources, are also being closed off to public view by surrounding private development. Increasingly, conservation restrictions are being administered by the same private consultants who help developers plan their projects, with many new subdivision homeowner associations restricting public access to what are now essentially privately-owned buffers around State-owned natural resources.”*

What Have We Heard from Engagement?

Engagement includes the survey and Christmas in Clinton (so far)

- Several in-person comments at Christmas in Clinton mentioned coastal topics:
 - ✓ *“Water”*
 - ✓ *“proximity to ocean”*
 - ✓ *“beaches”*
 - ✓ *“waterfront”*
 - ✓ *“crabbing”*
 - ✓ *“shoreline living”*
- When asked “Which do you think should be the highest priority for Clinton over the next 10 years?” many survey respondents chose options that are in the coastal management area or intersect with coastal challenges (downtown, wastewater, flooding, etc.)

What Have We Heard from Engagement?

Engagement includes the survey and Christmas in Clinton (so far)

- Open responses to “what makes Clinton a great place to live included the following:
 - ✓ "Harbor and access to the water and Long Island Sound"
 - ✓ “We are anchored to the sound!”
 - ✓ “We are the only coastal town with Long Island sound running right up to Main Street. That amenity should be celebrated. Crossing the Indian river is beautiful”
 - ✓ “We have the most amazing shoreline to enjoy...both the Clinton Beach and the Clinton Marina. Just sitting in the Gazebo behind the Town Hall is like going on a mini vacation in your own town”
 - ✓ “Small town and located on the water”
 - ✓ “We love the beach”
 - ✓ "Direct access to Long Island Sound resource. Without that, it's just another mediocre town”

What Have We Heard from Engagement?

Engagement includes the survey and Christmas in Clinton (so far)

- Open responses to “what is Clinton’s greatest challenge” included the following:
 - ✓ “Rising sea levels affecting shoreline homes, septic systems, and LIS water quality”
 - ✓ “Developing our downtown as a functional resource for the residents and a destination for the costal region”
 - ✓ “Development of a plan to handle waste from the shoreline neighborhoods. The solution in Old Saybrook would work here. All non engineered septic systems should be upgraded and all cesspools absolutely must be eliminated”
 - ✓ And many, many comments about making downtown more vibrant – *these are not specifically coastal challenges, but the town center is in the coastal management area*

Other Townwide Challenges

Which townwide POCD topics are related to coastal management?

- **Housing:** new housing and renovated housing will sometimes be in the coastal management area, given that it is 40% of the town's area.
- **Economic Development:** Clinton's Town Center and many areas along Route 1 are in the coastal management area.
- **Wastewater Management:** subsurface sewage disposal systems (septic systems) have been cited as coastal challenges for several decades. They harm coastal resources (relative to water quality) but they protect coastal resources by limiting some types of development that would be on the shoreline. Close coordination with WPCC and the TC is necessary.
- **Environmental Resources and Open Spaces:** These coincide with many areas of coastal resources such as tidal wetlands. Tidal wetlands may be threatened by drowning, erosion of marsh edge, new areas of scour, and invasive species.
- **Recreational Facilities:** Clinton has just one large Town beach but owns a handful of boat launches and the small Esposito Beach. Pressures from different kinds of recreational users will likely increase over time.
- **Transportation and Mobility:** Numerous roads will require elevation to reduce the frequency of flooding, with potential impacts to tidal wetlands.
- **Historic and Cultural Resources:** Many are located in the coastal management area.

Ideas to Discuss

- **Coastal Site Plan Reviews (CSPRs):** Are any problems coming up in recent coastal site plan reviews because of limited guidance in the **POCD**, the **Zoning Regulations**, or coastal **resource** mapping? If so, how could the POCD help address these challenges?
- **Exemptions to CSPR:** Is the list of exemptions reasonable and sufficient for the next decade?
- **Coastal Boundary:** Are any problems coming up in coastal site plan reviews because of the boundary? Are specific parcels split by the boundary or unfairly positioned?
- **Specific Sites or Areas:** Parcels in the coastal management area will be redeveloped over the next ten years. How can the POCD help guide the new uses?
- **Marinas:** Clinton has many. What are the needs of marina owners and operators? How can marina uses (and users) be supported?
- **Non-Water Dependent Uses in the Marine District:** What are the forthcoming challenges for Riverside Drive?
- **Development in the AE, Coastal AE, and VE Zones:** Some property and land uses associated with marinas – or not associated – may struggle with the State Building Code restrictions for these zones.

Ideas to Discuss

- **Other Water-Dependent Uses:** Does Clinton lack diversity of water-dependent uses? Can you think of any others that could be viable? Think about **creative uses** (e.g., the boat house in New Haven that is also an event space; see picture to the right).
- **Town Center:** Signs are pointing to a renewed strong interest in downtown investment. All of this area is within the coastal boundary.
- **Tidal Wetlands:** Does Clinton need to look at ideas that are beginning to circulate in the natural resource community, such as thin layer deposition, to help tidal marshes thrive?
- **Public Access:** Does Clinton have a sufficient **number** of coastal access locations? If so, does it have sufficient **types** of public access? Think about the needs of pedestrians, birders, etc.
- **Views:** Does Clinton have sufficient protections in place for coastal views? If so, does the Town have a sufficient diversity of views? Think about the needs of pedestrians, cyclists, etc.





Town of Clinton **Plan of Conservation and Development**

Topic: Community
Facilities and Services



Situation

- **Challenge:** Community facilities support integral municipal and community resources, from public safety to recreational. To ensure quality services in decades to come, facilities need to be evaluated for operational capacity and integrity.
- **Looking Ahead:** Are there certain facilities that may need significant upgrades or expansion? Will facilities support planned future development or will services become stressed?
- **The POCD Should:** Consider impacts of future development on municipal services, which could translate to facility and service needs.

Municipal Facilities & Services

- Municipal facilities include:
 - Town Hall & Annex
 - Police Department
 - Fire Department
 - Public Works
 - Library
 - Town Marina
- Municipal services include:
 - Town Departmental services
 - Health and safety services
 - Recreational services



Municipal Facilities & Services

Town Hall

- Limited discussion regarding Town Hall in the 2015 POCD
- Existing space is sufficient but may be limited if staff increases.
- Town Hall is in a hurricane surge inundation area, and the Town Hall Annex is in the 500-year flood zone. The EV charging station is at the lowest point.
- HVAC (boiler) and other renovations likely needed, especially as equipment life cycles come to the end.

Police Department

- The existing department is sufficient, however there may be a need for cosmetic updates and interior redesign in the near future.
- Police noted fleet management as a large operational component and capital expenditure; need for additional SRO.



Municipal Facilities & Services

Fire Department

- 2015 POCD reports sufficient staffing/volunteers
- East Main station not owned by the Town; smaller station is town-owned.
- The East Main station is located in a flood zone and hurricane surge inundation area.
- Discussions perennially come up about relocation and future uses of the property (e.g., park, parking, other Town uses and/or green spaces)



Municipal Facilities & Services

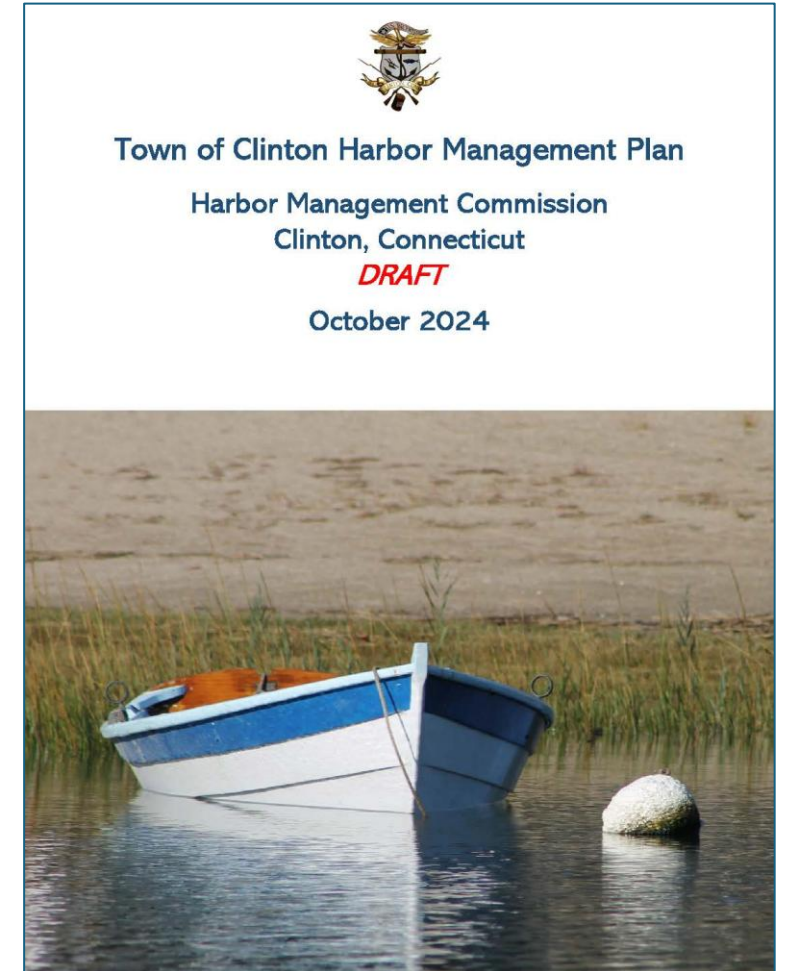
Public Works

- 2015 POCD noted interest in building a maintenance facility for BOE properties at its main facility, and the recent replacement of the office, garage, and salt shed.
- As of this year, Public works needs an additional storage space for vehicles, supplies, and equipment, as well as to house supply storage for emergency management.
- A STEAP grant was submitted for Public works. Depending on the timing, the new POCD should discuss how this plays out and whether other funding sources are needed.
- Public works has not developed formal plans for flood adaptation or resilience, but is looking to collaborate with other Town agencies to explore options. This POCD and the HMP update (beginning this May) can pull in ideas from the Four Shore plan.

Municipal Facilities & Services

Town Marina

- Improvements include plantings, wastewater improvements, and moving towards installing a harbor viewing platform/deck.
- Dredging project is planned to remove sediment from the Town marina basin by 2026.
- Esposito Beach is the identified launching area for kayaks/SUP's/canoes. The access point experiences water access challenges at low tide due the mud flats.
- Significant interest in slips exceeds the number of slips available.
 - ✓ Every year, the Department select new boaters for any available slips through a lottery system.
 - ✓ Over the last three years, we had approximately 15 new applications for 2-4 available slips.
- The new Harbor Management Plan includes more.



Municipal Facilities & Services

Library

- 20,000 square foot building on Killingworth Turnpike
- The 5-year CIP for the library includes HVAC upgrades, electrical repairs, and to address fire and plumbing concerns.
- There has been discussion surrounding the installation of a generator so the building could be an emergency shelter.
- 2015 POCD identified the library as a cultural resource. There was discussion of redeveloping the Library property and including the library in the Morgan School.
- The Library is an “epicenter for events and community gathering” for Clinton with program participation at pre-pandemic levels, and is in the process of adding new programs as staffing levels increase. The Library used to offer passport services, but no longer can due to staffing challenges. This is something they would like to offer again.



Municipal Facilities & Services

Health and Safety

- As noted earlier, PD noted fleet management as a large operational component and capital expenditure; need for additional SRO.
- The PD contracted with Enterprise Fleet Management in late 2024 program and maximize the efficiency of the fleet and control costs. Three EVs on order for departmental testing.
- The PD is looking to expand the school resource officer program and increase the number of sworn officers.
- The PD noted communication challenges in the northeast corner of Town and from within the interior of Morgan School.
- Emergency Management is expanding and has noted equipment deficiencies including portable generators and designated shelter and supplies, along with a potentially inaccessible EOC during coastal floods.

Municipal Facilities & Services

Building and Planning Departments

- Building Department is hoping to focus on FEMA requirements and educating the public in the coming years.
- Planning Department has developed a set of top departmental priorities encompassing collaboration, project implementation, regulatory updates, and establishing development standards.

Municipal Facilities & Services

Reminder: Critical Facilities are listed in Hazard Mitigation Plan

- Consider adding to this list (e.g., the marina) **in 2025** to unlock future FEMA funding

Facility	Type	Address	FEMA Flood Zone	Generator	Notes
Morgan High School	Municipal	71 Killingworth Turnpike	No	Yes (partial)	Can be used to support displaced individuals during a disaster but does not meet sheltering requirements. Located in a dam breach inundation evacuation zone.
Elliot Middle/Elementary School	Municipal	69 Fairy Dell Rd	No	Yes	Elliot Middle/Elementary School has full generator power. It is the secondary shelter for use in the case of large disasters.
Town Hall	Municipal	54 E Main St	No	Yes	Town Hall serves as a shelter during smaller disasters. Located in a dam breach inundation evacuation zone. Also susceptible to hurricane storm surge from categories 2-4+
Police Department	Law Enforcement	170 East Main St	500-year		Would be cut off from the rest of town in a hurricane category 3 and above storm surge.
Clinton Ambulance	EMS	35 East Main St	100-year		Also located in a dam breach inundation zone and hurricane surge inundation zone.
Fire	EMS	149 Glenwood Rd	No		
Fire	EMS	35 East Main St	100-year		Also located in a dam breach inundation zone and hurricane surge inundation zone.
Department of Public Works	Municipal	117 Nod Rd	No	Yes	
Killingworth Regional Shelter	Shelter		No	Yes	Affective deployment of regional services for sheltering needs to be aligned with new DEMHS standards.

Educational Facilities

- Educational facilities include:
 - Joel Elementary
 - Eliot Middle
 - Morgan High School
 - Former Pierson
- The new Morgan School opened in 2016, serving high school aged students.
 - Former Morgan School site has since been sold redeveloped into the Indian River Shops/ Big Y Plaza.
- Pierson School closed in the spring of 2019 due to declining enrollment, operational costs, and the age of the building (built in 1932). As part of this transition, CPS reconfigured grades to house students in the remaining three buildings.



New Morgan School (photo credit: Newman Architects)

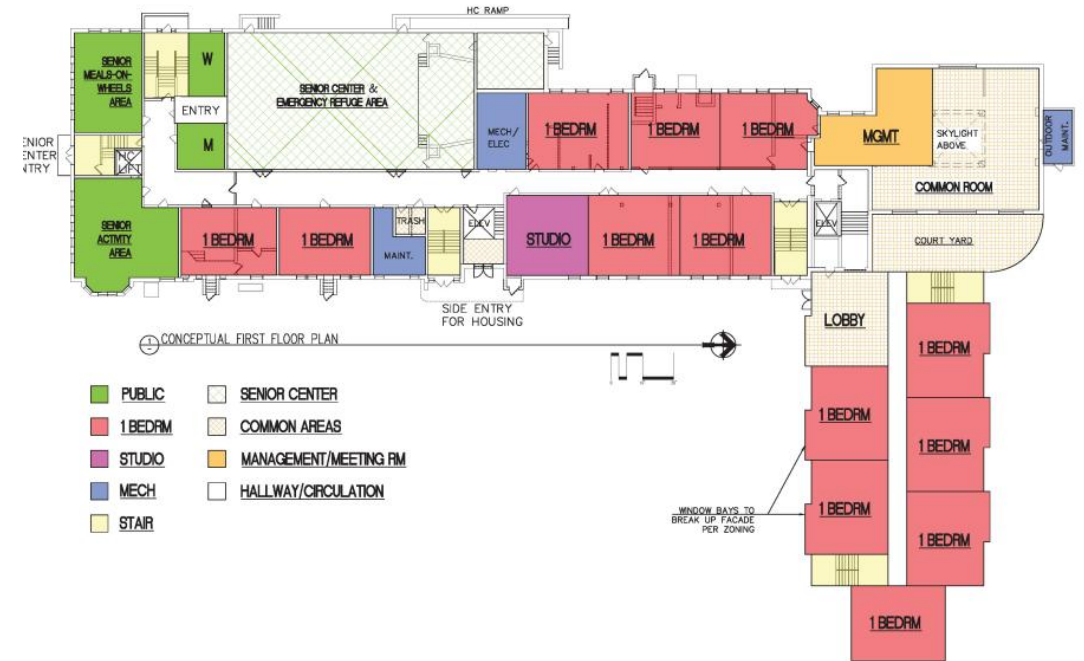
Educational Facilities

- **District anticipates that existing school facilities are adequate to support current and projected enrollment.**
- CPS noted ongoing capital needs to be addressed through the CIP, including upgrades to existing HVAC systems, window replacements, technology upgrades, and improvements to playgrounds, fields, and courts on school properties.
- Overall, CPS noted need for new vehicles and the stress on fields and facilities between schools and community programs.

“Our current facilities support enrollment. We are at the tail end of enrollment declines and it is leveling off, with limited variance expected in the next 10 years. Therefore, the facilities should adequately support the spaces necessary for our students and programs.”

Pierson School Reuse

- Former Pierson School site is proposed to be developed into a 50-unit affordable housing complex targeted towards senior.
- Part of building will be used by town as senior services space (meals on wheels, activity room, former gym/auditorium).



Recreational Facilities

- Town recreational facilities include:
 - Ethel Peters Recreational Complex
 - Indian River Recreation Complex
 - School Parks
 - Marina and Esposito Beach
 - Town Beach
 - Kayak trail/blueway
 - McCusker's Landing
 - Heser's Pond
- 2015 POCD noted a bond package which was allocated to upgrading recreational facilities
- An indoor recreational facility was proposed for the Unilever site in Spring 2015, but this has not yet moved forward.



Recreational Facilities

- McCusker's Landing and related:
 - ✓ Boardwalk
 - ✓ Gazebo
 - ✓ Kayak racks and launch
 - ✓ Potential for expansion to west side of Indian River near Coffee Break



Facilities “Scorecard”

Facility	Adequate	Upgrades Needed	Infrastructural Updates Planned
Municipal			
Town Hall	X		Appears sufficient until/if departments expand
Police	X		May require refurbishments and interior redesign in near future
Fire			Flood zone issues?
Library		X	Extensive planning for expansions and upgrades
Public Works		X	New storage building
Marina		X	Dredging, boat ramp, parking, more capacity
Educational			
Joel	X		
Eliot	X		Boiler controls, unit heater replacement
Morgan	X		
Central Offices	X		
Recreational			
Peters Complex			
Indian River Complex			
Schools		X (from CPS)	Joel playground, Morgan gym and tennis courts

This is a summary for today’s discussion; we would not necessarily include this in a POCD



Town of Clinton Plan of Conservation and Development

Topics:
Demographics, Housing,
and Land Use

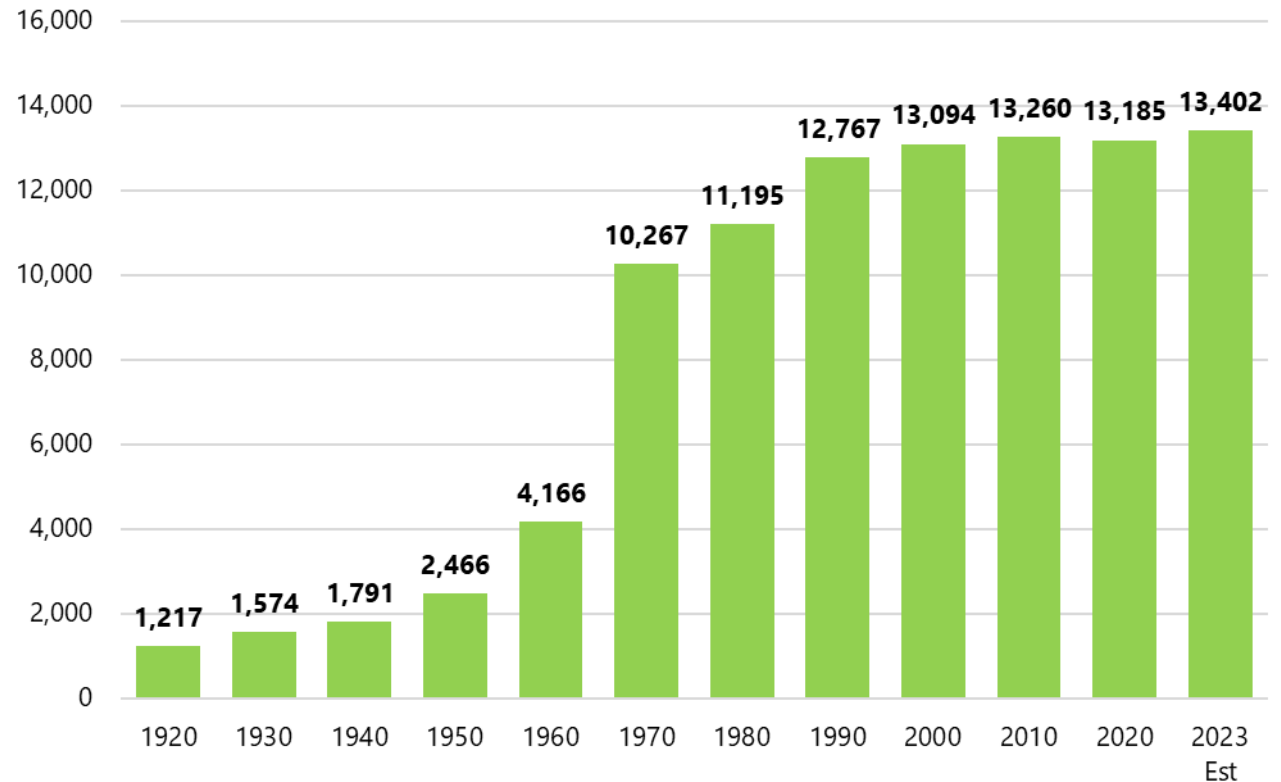


Demographics & Housing

Population Trends

- **Overall, Clinton's population has been relatively stable since 1990.**
- Between the 2010 and 2020 Decennial Census, Clinton saw a slight decrease in population.
- However, the latest population estimates from the CT Department of Public Health indicate modest growth of just over 200 residents since 2020.

Clinton Population Trends: 1920-2023



Source: US Census Bureau - 1920 to 2020
2023 population estimates from CT Department of Public Health

Population Components

Population change is driven by two components:

- **Natural Change** is total resident births minus total resident deaths. Between 2000 and 2010, births exceeded deaths by nearly 600, which contributed to all of the Town's population growth. Between 2010 and 2020, Clinton saw a natural decrease, with deaths exceeding births by 180.
- **Net Migration** is total move-ins compared to total move-outs. Between 2000 and 2010, Clinton saw net out-migration, offsetting much of the natural increase. However, between 2010 and 2020, Clinton saw positive net in-migration of +105, helping offset a natural decrease.

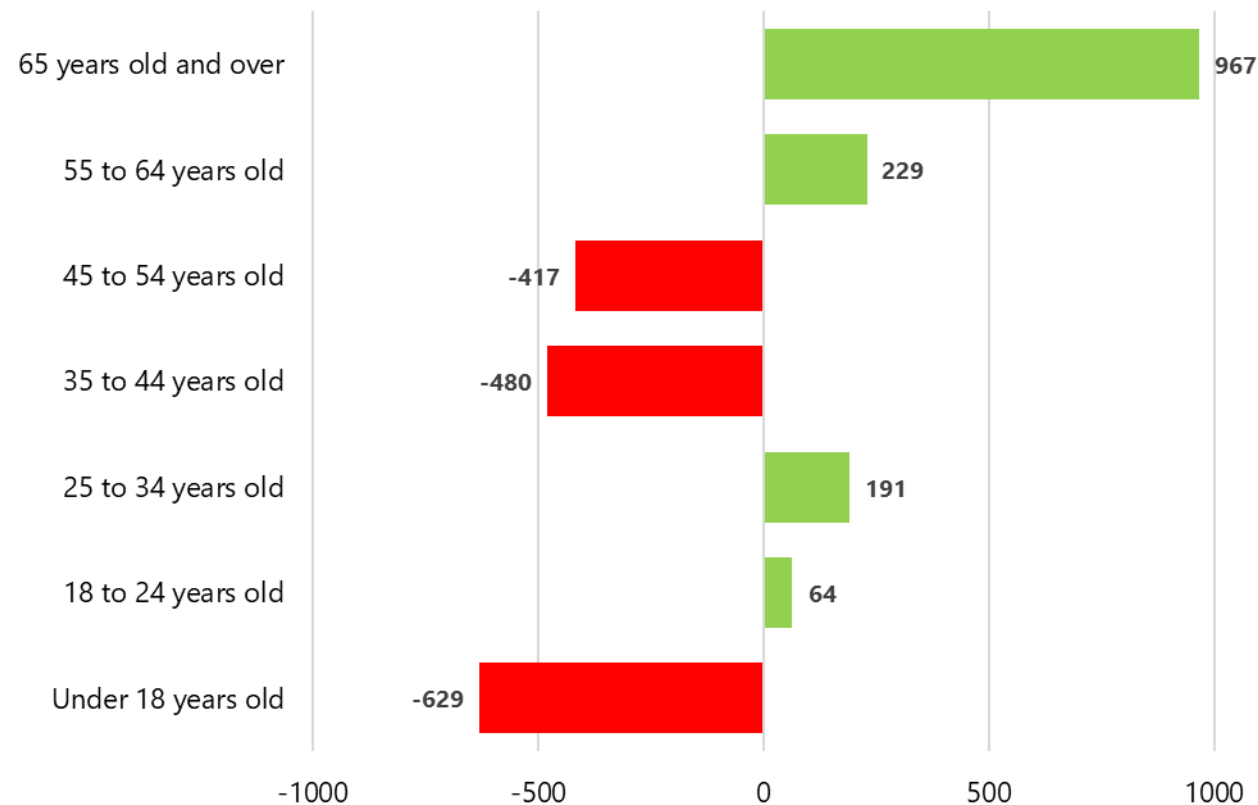
Population Component	2000-2010	2010-2020
Total Population Change	166	-75
Births (10 Year Total)	1,516	946
Deaths (10 Years Total)	927	1,126
Natural Change (Births - Deaths)	589	-180
Net Migration	-423	105

Sources: US Census 2000 to 2020 decennial census
CT DPH vital statistics 2000 to 2020

Age Composition

- While overall population decreased slightly between 2010 and 2020, trends vary by age group.
- **The population age 65 years old and over saw the greatest growth, growing by 967 residents or 48%.**
 - As of 2020, about 23% of Clinton's population is age 65 years old and over and an additional 18% is between ages 55 and 64 years old. Clinton's median age is 47.6 years old, slightly higher than the County (46.7).
 - Likely driving growth in need for senior services and senior housing.
 - **No dedicated Senior Center** – senior programs utilize other facilities (library, Indian River recreation complex, etc.). **Future use of some space in Pierson School anticipated.**
- **Loss of population in the 35- to 54-year-old age groups, which corresponds with the decrease in children under 18 years old.**
- Small increase in young adults ages 18 to 34.

Population Change, by Age Group: 2010 to 2020

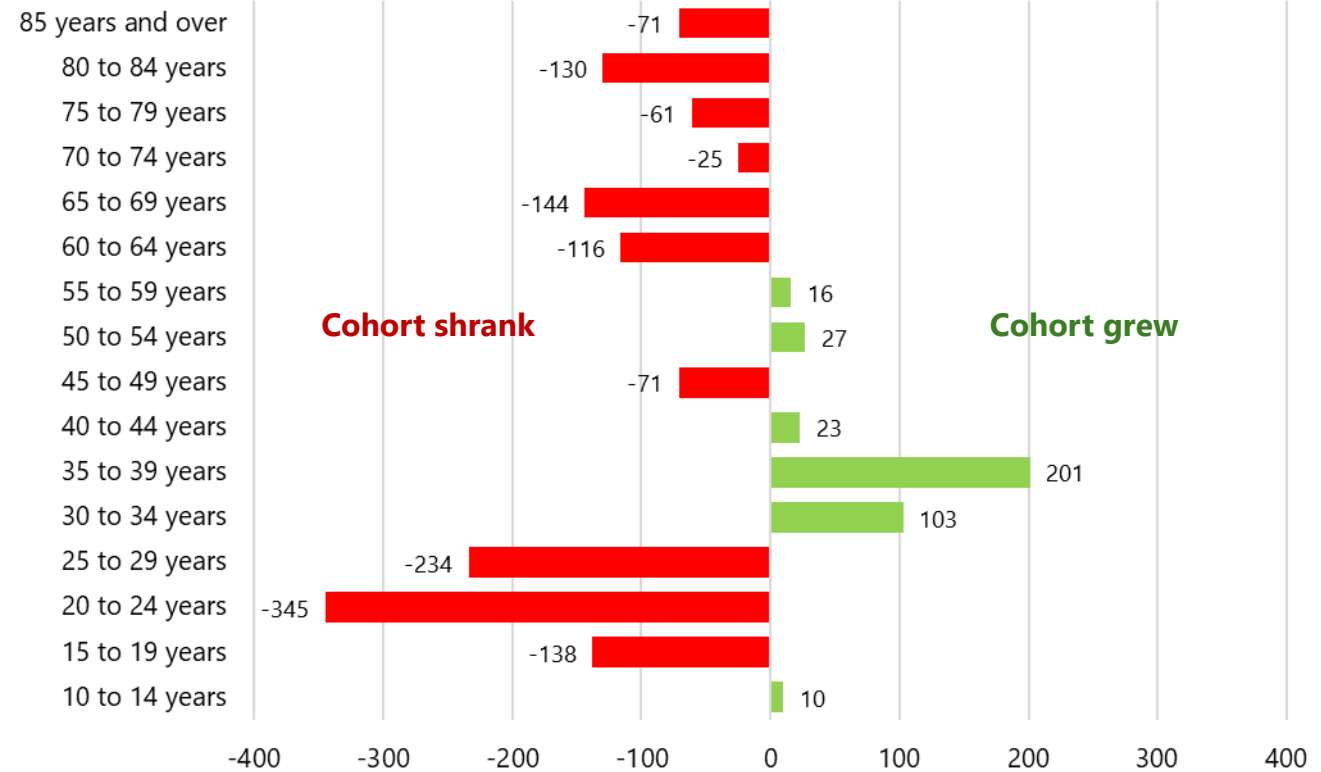


Source: US Census Bureau - 2010 and 2020. Table P12

Cohort Analysis

- Cohort analysis compares age groups in 2020 with the corresponding age group in 2010 when they were 10 years younger.
- Cohorts that grew between 2010 and 2020 indicate the age groups that are most likely to move to Clinton.
- **The 30- to 44-year-old age cohorts saw the greatest growth between 2010 and 2020 indicating the strongest levels of in-migration.**
- **Significant loss in the 20- to 29-year-old age cohorts indicating strong net out-migration of young adults** – Lack of housing options? Cost? Proximity to employment? Lifestyle?
- **Smaller losses in the age cohorts over 60 years old.**

Cohort Change by Age Group: 2010 to 2020

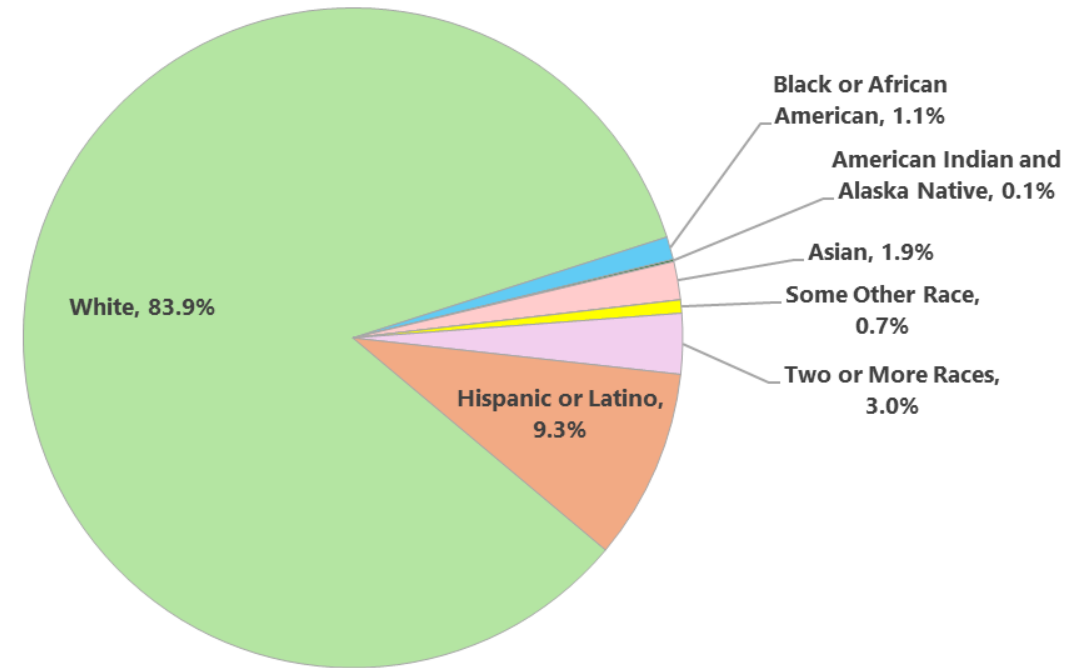


Source: 2010 and 2020 US Census.
Net migration is calculated by comparing the size of an age group in 2020 with the size of the corresponding age group (10 years younger) in 2010.

Race & Ethnicity

- **Clinton's population is becoming more racially and ethnically diverse.**
- As of 2020, about 84% of Clinton's population identifies as non-Hispanic White.
 - Down from 91% in 2010.
- Growing Hispanic and Latino population, which made up 9.3% of Clinton's population as of 2020.
 - Fastest growing racial/ethnic group, growing by nearly 600 residents between 2010 and 2020.
- Persons identifying as some other race or two or more races also experienced significant growth since 2010.

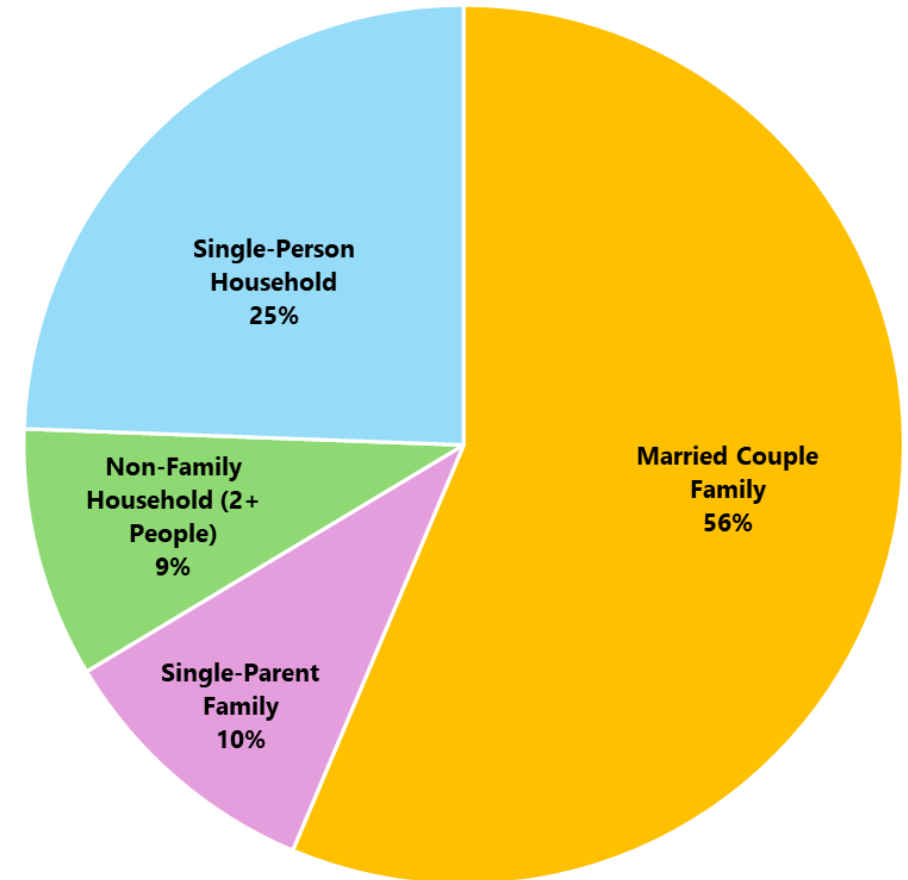
Population by Race & Ethnicity: 2020



Household Types

Clinton Household Composition: 2023

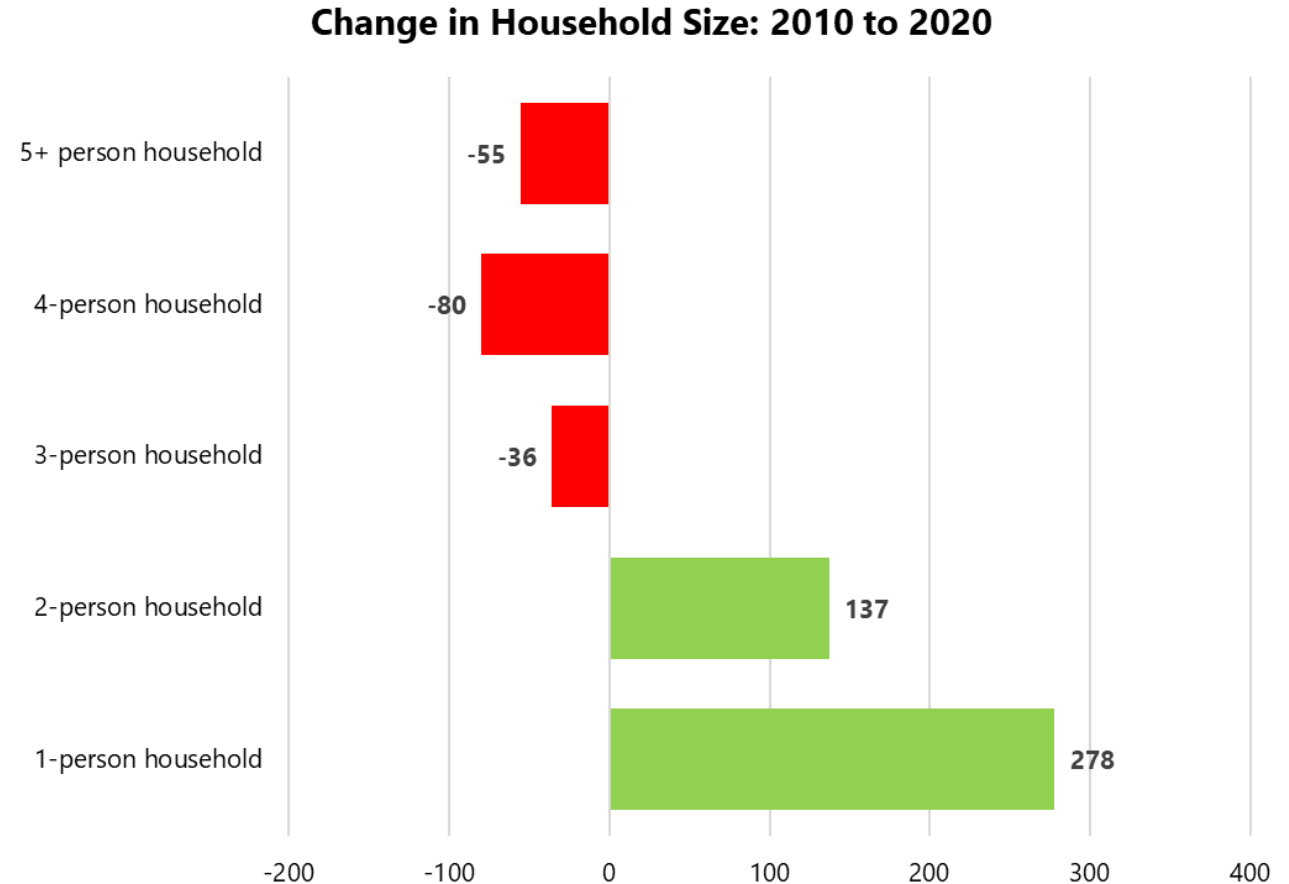
- A majority of households in Clinton consist of married couple families.
- Single-person households make up about 25% of Clinton's total households.
 - **Nearly half of single-person households consist of someone age 65 years old or over.**
- Remaining households are nearly evenly split between single-parent families (10%) and non-family, multi-person households (9%).
- **About 27% of households have children under 18 years old.**
- **39% of households have someone age 65 years old and over.**



Source: American Community Survey, 5-Year Estimates: 2019-2023. Table B11001

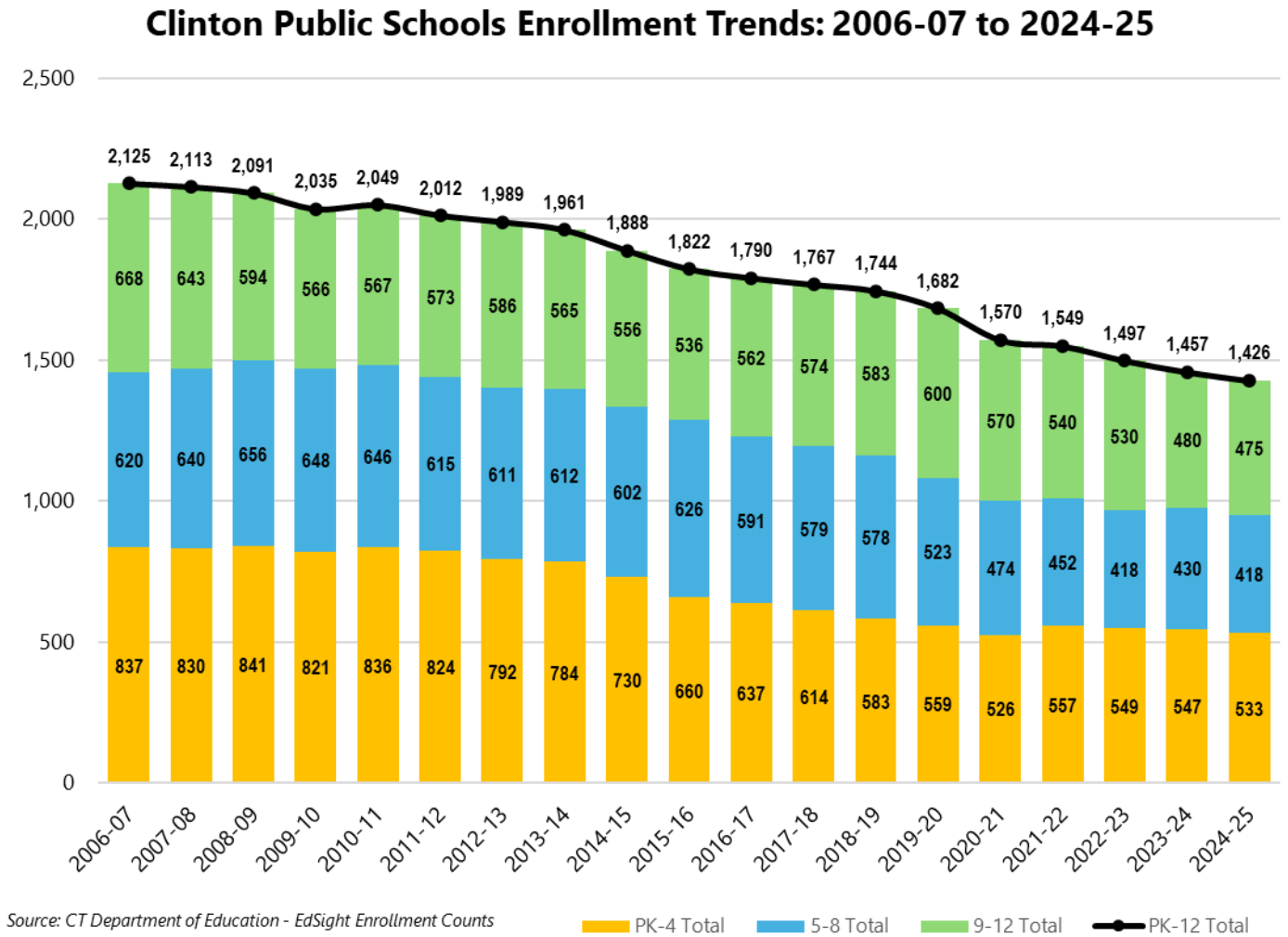
Household Trends

- Despite a slight decrease in overall population between 2010 and 2020, **Clinton experienced a growth in the number of households (+244)**
 - Household growth = demand for new housing.
- 29% of households are single-person households and another 36% are two-person households.
 - Single-person households grew by 278 households and 2-person households grew by 137 households.
 - **Household growth is being driven by smaller households.**
- 34% of households contain three or more people.
 - The number of 3+ person households decreased by 171 households between 2010 and 2020.



School Enrollment Trends

- Enrollment in Clinton Public Schools has been on a general declining trend since 2006-07.
- In 2006-07, PK-12 enrollment peaked at 2,125 students. As of 2024-25, PK-12 enrollment is 1,426 students.
- Over the last decade, overall PK-12 enrollment has decreased by about 22%.
- Enrollment in the elementary grades appears to have stabilized, with enrollment ranging from 525 to 560 over the last six years.
- Enrollment projections prepared in the fall of 2024 anticipate relatively stable enrollment over the next decade.
- Pierson School closed in the spring of 2019 due to declining enrollment, operational costs, and the age of the building (built in 1932). As part of this transition, CPS reconfigured grades to house students in the remaining three buildings.



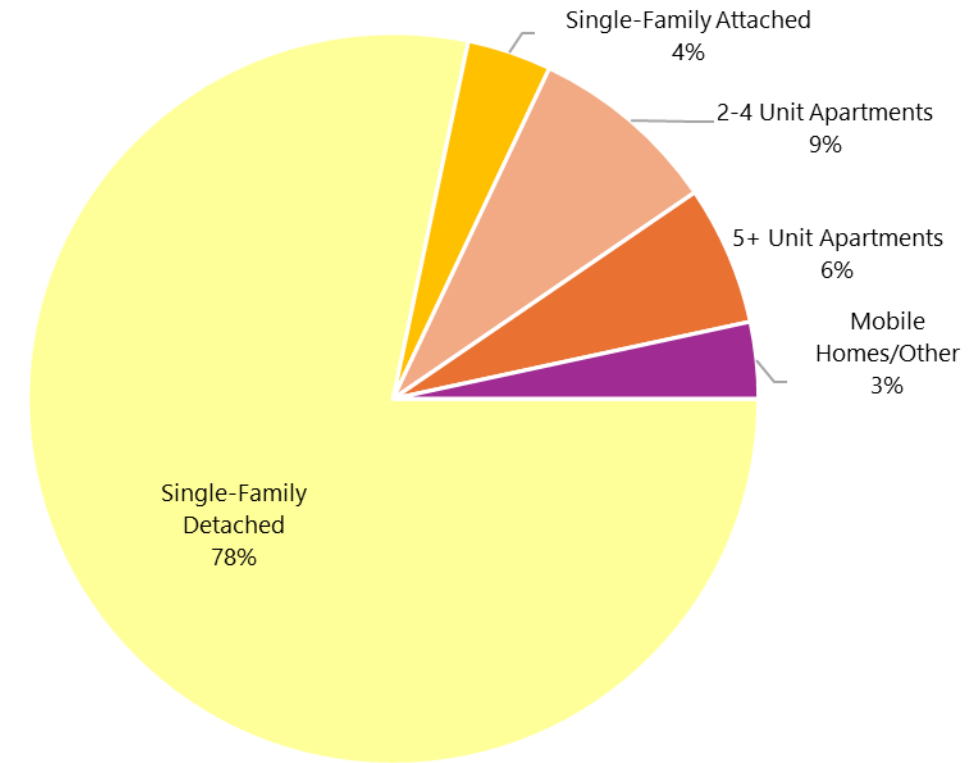
Key Takeaways: Demographics

- **Stable population**
- **Household size is shrinking**, resulting in growth in the number of households, even with stable or declining population. Household growth will continue to drive demand for some new housing.
- Shifting demographics and age composition, with a **growing population age 65 years old and over**.
 - **Will change demand for senior housing, transportation, and services** (Senior Center space, tax relief programs, social/health services, etc.). Items to be explored as part of Community Facilities topical report.
- Plan should address need for some housing growth, and provide a range of housing choices that units that align with community demographics (smaller households, growing senior population, in-migration of young families, etc.)
- Public school enrollment has decreased over the last decade, although elementary enrollment appears to be stabilizing.
 - **Existing school facilities anticipated to be adequate**, with capital needs to be addressed through the CIP.

Housing Stock

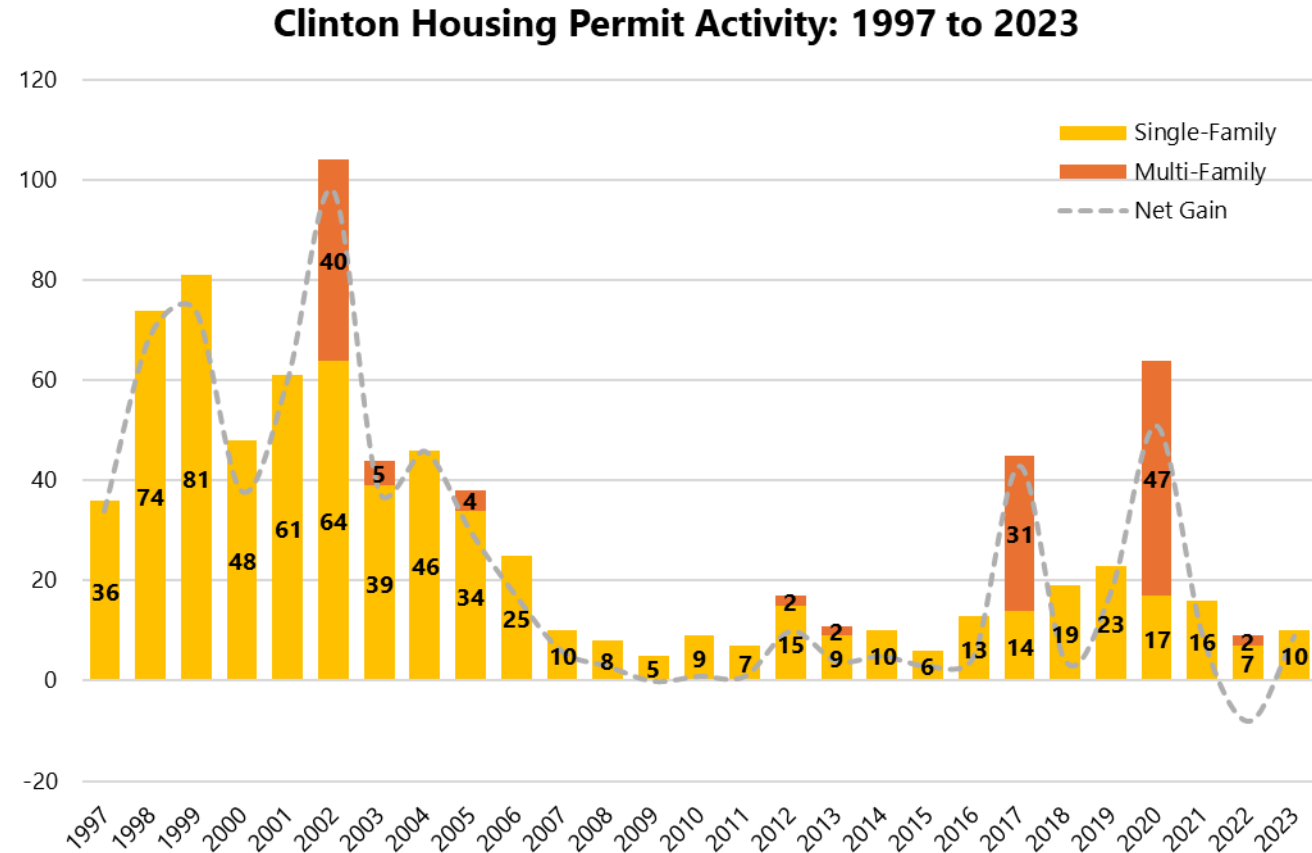
- **Housing stock consists predominantly of owner-occupied, single-family homes.**
 - 78% of household units are single-family, detached units.
 - 84% of units are owner-occupied.
- Remaining units consist of attached single-family homes (4%) , 2-4 unit apartments (8%), 5+ unit apartments (6%), and mobile homes (3%)
- **About 12% of Clinton's housing units are seasonally occupied.**
- **Mismatch between housing unit size and household size.** 25% of households contain one person but less than 10% of housing units contain 1 bedroom.

Clinton Housing Stock by Units in Structure: 2023



Housing Permit Activity

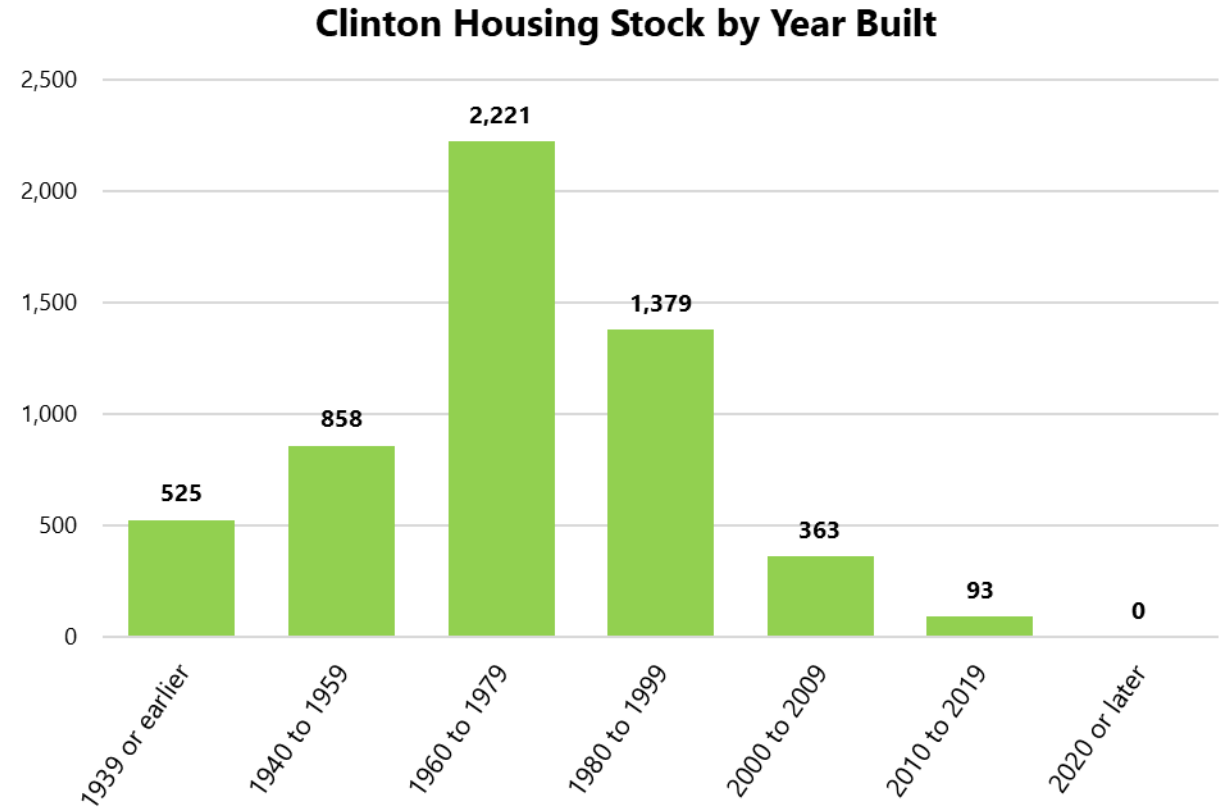
- Between 2014 and 2023, Clinton averaged 14 new single-family and 8 new multi-family permits per year.
- Demolitions have averaged 8 per year over the last decade, resulting in a small net gain of about 14 units annually.
- Major developments that have been completed over the last decade include the Grand at Station (45 units), Liberty Place (25 units), Tidewater Village (40 units), and three projects on West Main Street totaling 29 units.



Source: CT Department of Economic and Community Development (DECD)

Age of Housing Stock

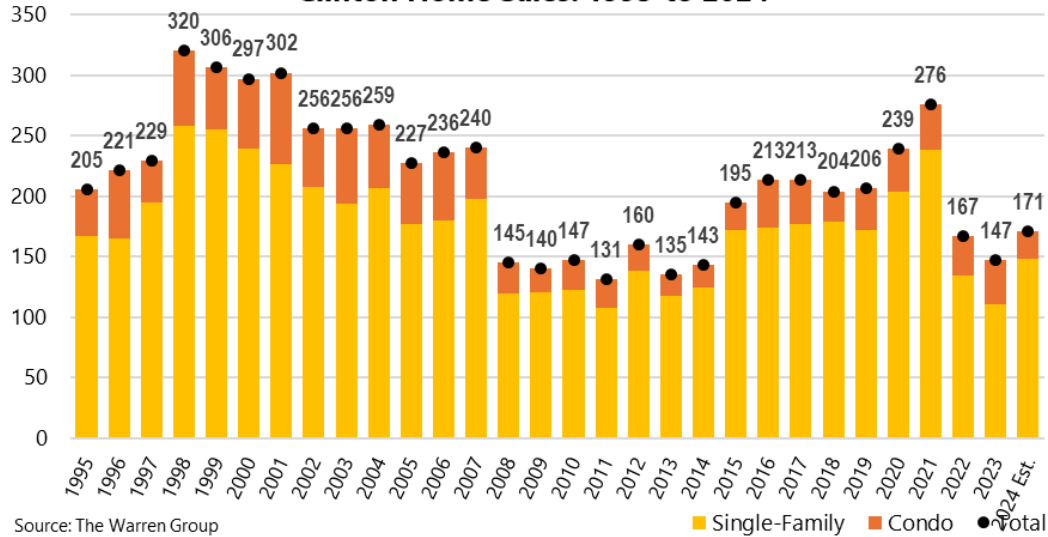
- **Clinton's housing stock is aging.**
- About 41% of housing units were built between 1960 and 1979 with an additional 25% built between 1980 and 1999.
- Less than 10% of housing units were built after 2000.



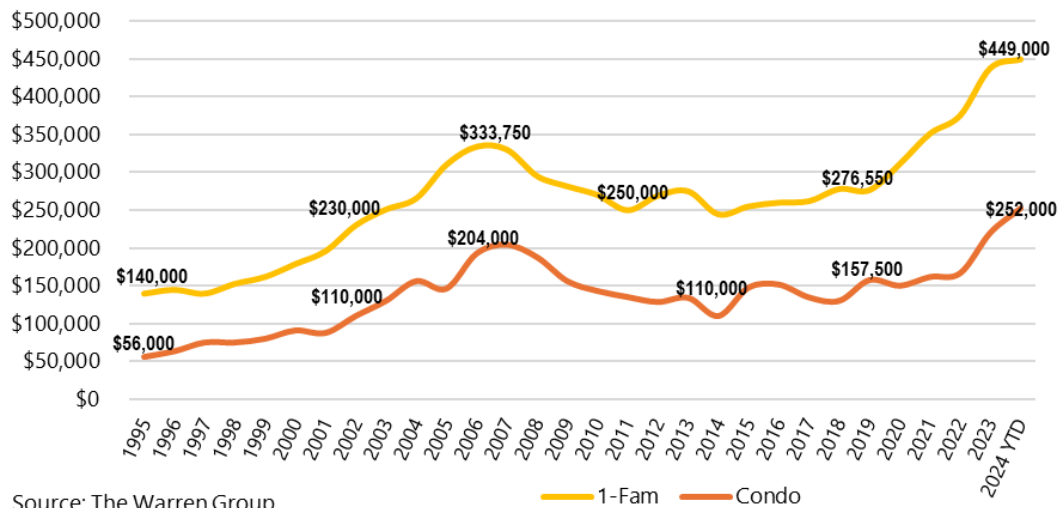
Source: American Community Survey, 5-Year Estimates 2019 to 2023

Home Sales

Clinton Home Sales: 1995 to 2024



Clinton Median Home Sale Price: 1995 to 2024



- Clinton saw home sales peak in the late 1990s at over 300 annually. Sales dropped off in the late 2000s as a result of the Great Recession, reaching a low of 131 in 2011.
- Home sales recovered from 2015 to 2019, before spiking in 2020 and 2021, reaching the highest levels in 20 years.
- Sales have dropped off over the last three years and are trending below pre-pandemic levels.
- **Rising housing costs.** Since 2019, single-family home prices have risen by 62% to \$449,000 and condo prices have risen by 60% to \$252,000.

Housing Needs by Life Stage

- Housing needs vary by life stage. Ideally a municipality should provide a range of housing options that allow residents to remain within the community as their housing needs change.
- Clinton's predominantly single-family housing stock best aligns with family age groups.
- Large and growing population age 55 years old and over.
 - Plan should address strategies to bolster housing options for this demographic group.
- Housing Authority was established in 1980 and oversees 30 units of affordable senior housing at the Glenhaven Housing Complex.

Age Range	Potential Housing Needs / Wants
Dependent Children (0 to 19)	<ul style="list-style-type: none">• Typically live with parents / guardians
Young Adults (20 to 29)	<ul style="list-style-type: none">• Rental housing• Starter homes for a variety of incomes / lifestyles
Family Age Groups (30 to 54)	<ul style="list-style-type: none">• Homes for growing families and/or a variety of incomes / life-styles
"Empty Nesters" (55 to 64)	<ul style="list-style-type: none">• Trade up / trade down homes for a variety of incomes / life-styles
Younger Seniors (65 to 79)	<ul style="list-style-type: none">• Aging in place / Low maintenance homes for a variety of incomes / lifestyles
Older Seniors (80 plus)	<ul style="list-style-type: none">• Aging in place / Low maintenance homes• Housing with services / housing for fixed incomes / Tax relief

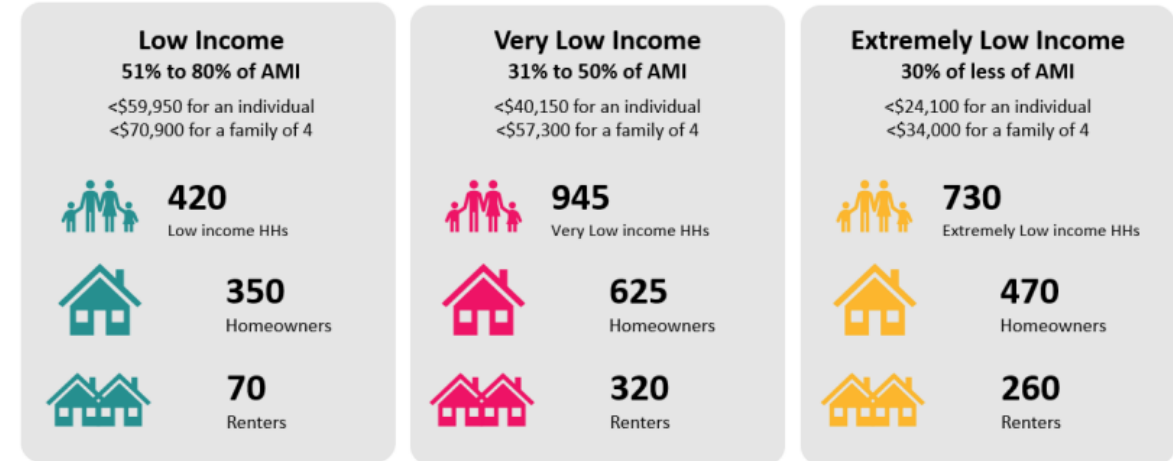
Fastest growing age groups are age 55+

Housing Needs – What is Affordable?

FY 2024 Income Limits Summary

FY 2024 Income Limit Area	Median Family Income Click for More Detail	FY 2024 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Southern Middlesex County, CT HUD Metro FMR Area	\$148,900	Very Low (50%) Income Limits (\$) Click for More Detail	50,900	58,150	65,450	72,700	78,500	84,350	90,150	96,000
		Extremely Low Income Limits (\$)* Click for More Detail	30,550	34,900	39,250	43,600	47,100	50,600	54,100	57,600
		Low (80%) Income Limits (\$) Click for More Detail	68,500	78,250	88,050	97,800	105,650	113,450	121,300	129,100

How many Clinton Families Need Affordable Housing?



Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Survey (CHAS): 2014-2018

- There are **2,095 households** in Clinton (38% of total) who meet the definition of low income (household income <80% of AMI)

From adopted 2022 Affordable Housing Plan

- Affordable housing determined based on Area Median Income (AMI).
- Since the AHP was adopted, AMI has increased notable. For a family of 4, the 80% AMI (Low) increased from \$70,900 to \$97,800.

Affordable Housing

- According to the latest affordable housing appeals list data from the Department of Economic and Community Development, Clinton has 171 units that meet the state's definition of affordable housing, making up 2.72% of the Town's total housing stock.
 - Primarily government assisted units and CHFA/USDA mortgages.
- **Slight growth in the number of affordable housing units since 2015**, driven by governmentally assisted projects.
 - Recent addition of affordable units at Liberty Place.
- Proposed Pierson School redevelopment project would add an additional 50 affordable housing units.
- If towns have less than 10% of housing units classified as affordable, they are subject to provisions of CGS 8-30g unless a temporary moratorium has been granted.

Affordable Housing	2023	2015
Total Units (2020)	6283	6065
Gov Assisted	105	84
Tenant Rental Assistance	8	13
CHFA/USDA mortgages	58	46
Deed Restricted	0	0
Total Assisted	171	143
Percent Affordable	2.72%	2.36%

Source: DECD Affordable Housing Appeals List



Liberty Place

Affordable Housing Plan (AHP)

- In 2022, Clinton developed its first Affordable Housing Plan as part of a larger regional effort.
- The plan noted a shortage of units affordable to households across all household sizes and housing types, with low-income households, seniors, renters, and single-person households having disproportionate needs.

Affordable Housing Plan Recommendations:

- Establish a page on the Town website highlighting housing resources and policies
- Promote USDA/CHFA mortgages
- Promote and increase awareness of the approved Accessory Dwelling Unit (ADU) regulations
- Make the Housing Plan a part of the Plan of Conservation and Development
- Secure Community Development Block Grant (CDBG) funding
- Collaborate with Habitat for Humanity for the rehabilitation of Clinton's housing stock
- Identify municipally owned property eligible for development/redevelopment for housing as mixed income/elderly
- Collaborate with the Clinton Housing Authority for future development projects
- Establish an Affordable Housing Trust Fund
- Provide on-going education for residents, staff, and members of land use boards about housing and housing issues

Housing-Related Infrastructure Issues

- **Lack of sewer infrastructure.**
 - Housing densities must align with ability to provide on-site treatment systems.
 - Several areas have septic challenges due to high groundwater, poor soils, and small lot sizes.
- **Coastal Flood Risks** – significant number of homes are located within coastal flood zones and at high risk of flooding.
 - Increased frequency of coastal flooding isolates coastal residential neighborhoods.

↓ Causeway and Groveway Intersection - Clinton



Source: Four Shore Coastal Resiliency Plan

Housing Recommendations from 2015 POCD

III. SPECIFIC ACTION ITEMS

- Create opportunities and marketable incentives for multi-family and affordable housing near the train station and along the Route 1 corridor
- Work with public health and safety officials to ensure that State and Local housing standards are maintained in mobile manufactured home parks, cottage residences and motels
- Consider regulations for allowing higher densities and multi-family in areas where transit and accessibility are present
- Adopt Incentive Housing Zone regulations
- Seek additional opportunities to create mixed-income housing developments that can provide better housing options for lower-income residents
- Implement results of WPCC Waterwater Facilities Plan
- Revise Zoning Regulations to maintain and reinforce the character of established neighborhoods
- Create Village Districts to protect the character and design for properties within areas described in Cultural Resources chapter of this Plan
- Amend Zoning Regulations to provide adequate provisions for accessory apartments
- Convene discussion to seek long-term solutions to challenges of existing and continued development along shoreline and in flood-prone areas
- Review pattern and process of development permitting with Planning & Zoning Commission, Zoning Board of Appeals, Health District, WPCC, DEEP and Public Works
- Examine individual applications for construction or expansion in context of larger area
- Review infrastructure investment as a way of supporting or discouraging further development in coastal areas
- Educate and reach out to homeowners and residents in the hurricane surge and flood-prone areas of town in the Natural Hazard Mitigation Plan and emergency evacuation routes
- Support the development of a working group to address current and future housing conditions
- Identify a key agency for the preservation and maintenance of historic residences and empower the development of a strategy to assist private property owners with the challenges of maintaining valuable historic assets
- Identify a key agency to work with the condominium associations and homeowners' associations for common-interest communities to address issues of ongoing maintenance and aging facilities.
- Work with owners of trailer, cottage and motel properties to explore redevelopment opportunities that improve quality of life for Clinton residents and provide suitable economic return

+ 2015 POCD Actions to potentially carry forward

Potential Housing Strategies & Discussion

- Continue to promote multi-family housing developments in the Route 1 corridor, TOD station area, and other areas that are proximate to businesses, community facilities, and services.
 - Support Pierson School housing conversion project and future housing phases at the Unilever site.
 - Encourage energy efficiency in new housing as a means of reducing overall housing costs.
- Consider potential changes to the zoning regulations to permit a more diverse range of housing types, including expansion of senior housing opportunities and smaller housing units.
- Bolster age-in-place strategies (Town services, outreach, financial programs etc.) that support seniors remaining in their existing homes.
- Support and implement the recommendations from the Affordable Housing Plan.
- Consider housing opportunities as part of ongoing wastewater management strategy discussions.
- Continue to support and/or promote elevation of homes and other resiliency strategies within flood zones. Consider extending the substantial improvement lookback to something greater than five years to drive more elevations over time.
- Encourage the use of conservation subdivisions as a way of maximizing open space.

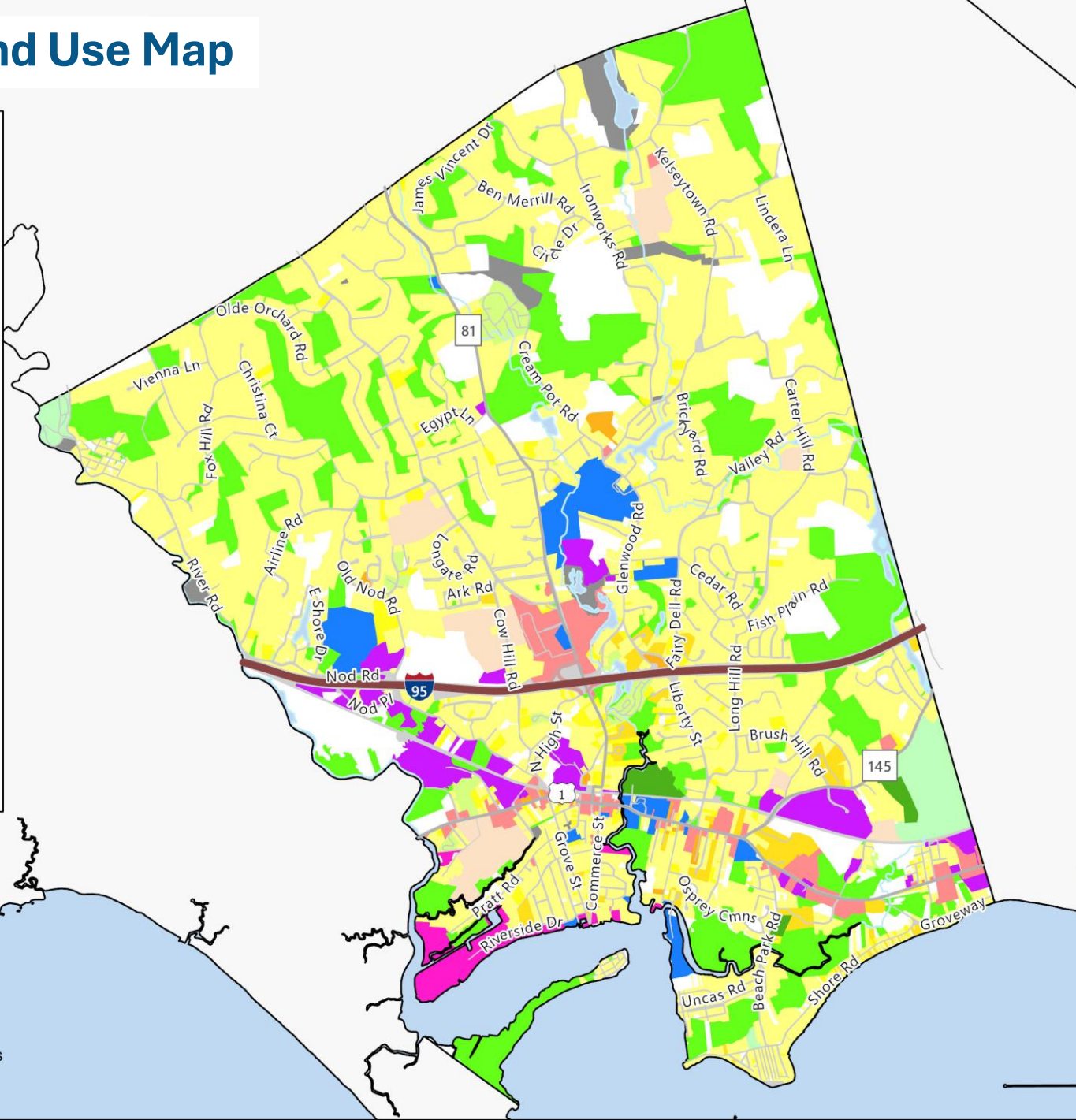
Land Use & Development Patterns

Generalized Land Use Map

Generalized Existing Land Use

- Residential - Single Family
- Residential - 2-3 Family
- Residential - Condominium
- Residential - Multi-Family
- Residential - Mixed-Use
- Residential - Mobile Home
- Commercial
- Marine Commercial
- Industrial
- Institutional
- Open Space
- Recreation
- Cemetery
- Agriculture
- Undeveloped
- ROW
- Utility
- Water

Developed based on Town parcel data
and assessor land use codes as of January 2025



Parcels classified into general categories based on assessor field codes and review of aerial photographs.

Generalized nature – some properties may contain multiple land uses.



0 0.25 0.5 1 Miles

Generalized Land Use Table

- Residential land uses make up about 52% of the total land area, a vast majority of which are single-family lots.
 - Greater mix of housing densities and types south of I-95.
- Commercial and industrial land uses make up about 6% of the total land area.
- Institutional land uses (municipal facilities and private/religious institutions) make up about 2% of land area.
- Open Space makes up about 16% of the total land area, inclusive of State, Town, Clinton Land Trust, and Red Wing Foundation properties.
- About 10.5% of Clinton's land area is undeveloped. Most of this land is located north of I-95.
 - Many undeveloped properties have natural resource constraints (wetlands, coastal flooding) that prevent development.

Land Use	Count	Area Acres	Percent of Land Area
Residential	5,836	5,426.6	51.7%
Residential - Single Family	4,637	4,977.1	47.4%
Residential - 2-3 Family	176	170.8	1.6%
Residential - Condominium	744	143.0	1.4%
Residential - Multi-Family	19	27.5	0.3%
Residential - Mixed-Use	2	0.6	0.0%
Residential - Mobile Home	258	107.7	1.0%
Commercial & Industrial	404	599.4	5.7%
Commercial	150	220.3	2.1%
Marine Commercial	168	108.9	1.0%
Industrial	86	270.2	2.6%
Institutional (Municipal and Private)	40	218.0	2.1%
Institutional	40	218.0	2.1%
Open Space & Recreation	257	1,880	17.9%
Open Space	251	1,687.9	16.1%
Recreation	3	144.0	1.4%
Cemetery	3	48.3	0.5%
Other	474	2,382.0	22.7%
Agriculture	11	243.4	2.3%
Undeveloped	321	1,102.7	10.5%
ROW	118	812.8	7.7%
Utility	15	152.5	1.5%
Water	9	70.5	0.7%
Total	7,011	10,506.3	100%

Development Since 2015

Generalized Existing Land Use

- Residential - Single Family
- Residential - 2-3 Family
- Residential - Condominium
- Residential - Multi-Family
- Residential - Mixed-Use
- Residential - Mobile Home
- Commercial
- Marine Commercial
- Industrial
- Institutional
- Open Space
- Recreation
- Cemetery
- Agriculture
- Undeveloped
- ROW
- Utility
- Water

Developed based on Town parcel data and assessor land use codes as of January 2025

183 Acres
Developed Since 2015

Major Residential Developments

- Tidewater Village
- The Grand at Station
- The Hammocks
- Liberty Place
- West Main Street (3 projects)

Major Non-Residential Developments

- The Morgan School
- Indian River Shops (Big Y)
- CVS (West Main Street)
- Shelby Business Park
- 66 Nod Road

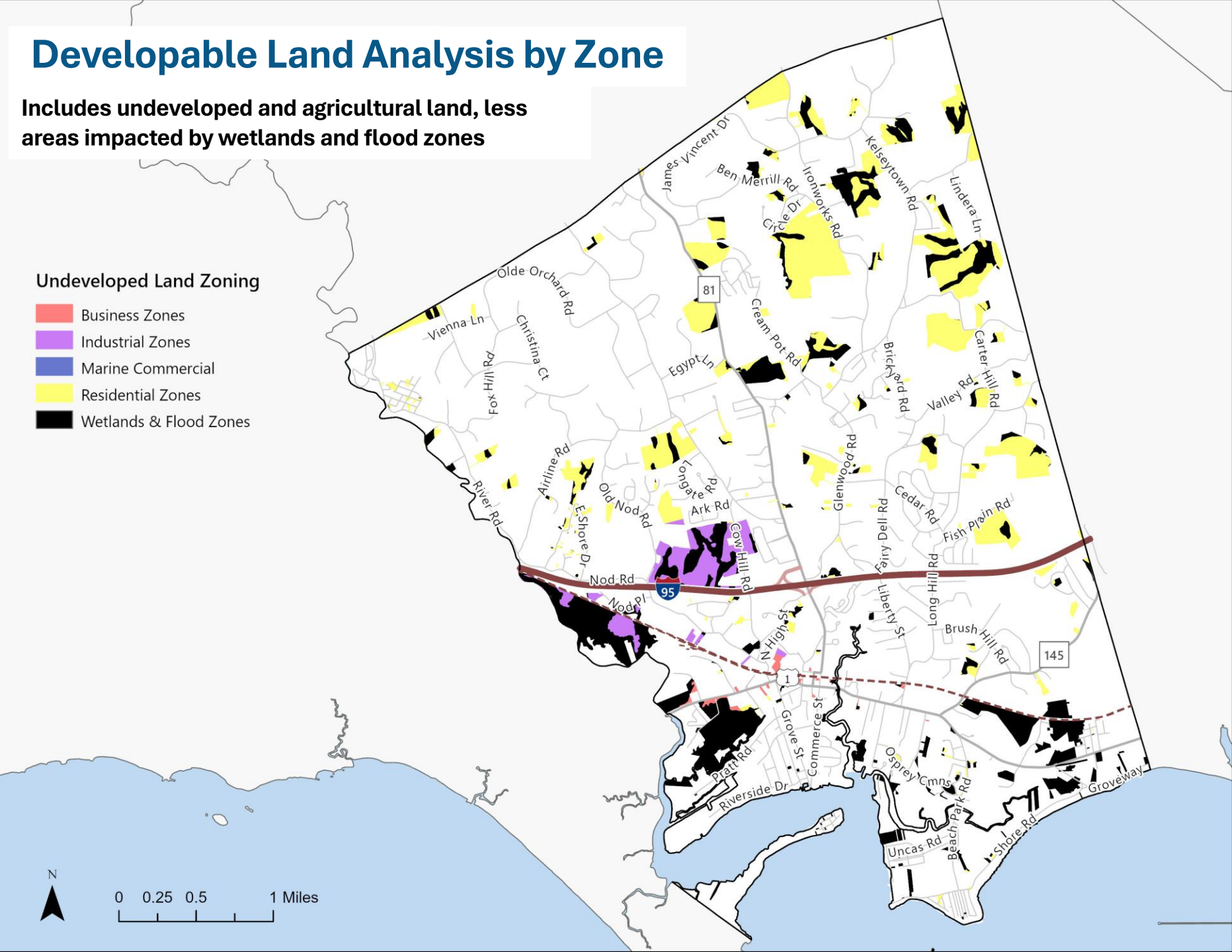
In addition to the major projects listed above, there have been numerous scattered infill developments and small subdivisions that have occurred over the last decade

Developable Land Analysis by Zone

Includes undeveloped and agricultural land, less areas impacted by wetlands and flood zones

Undeveloped Land Zoning

- Business Zones
- Industrial Zones
- Marine Commercial
- Residential Zones
- Wetlands & Flood Zones



1,350 acres

of undeveloped or agricultural land

764 acres

of undeveloped or agricultural land free of wetlands or flood zones

84%

of developable land is residentially zoned (mostly north of I-95)

Industrial and commercial development potential is limited to the industrially-zoned area between Old Nod Road and Clinton Outlets, a few infill industrial lots along Nod Road, and infill commercial lots along Route 1 west of Downtown.

With “greenfield” development opportunities limited, Grand List Growth strategy should focus on infill development, densification, and redevelopment of underperforming or obsolete sites.

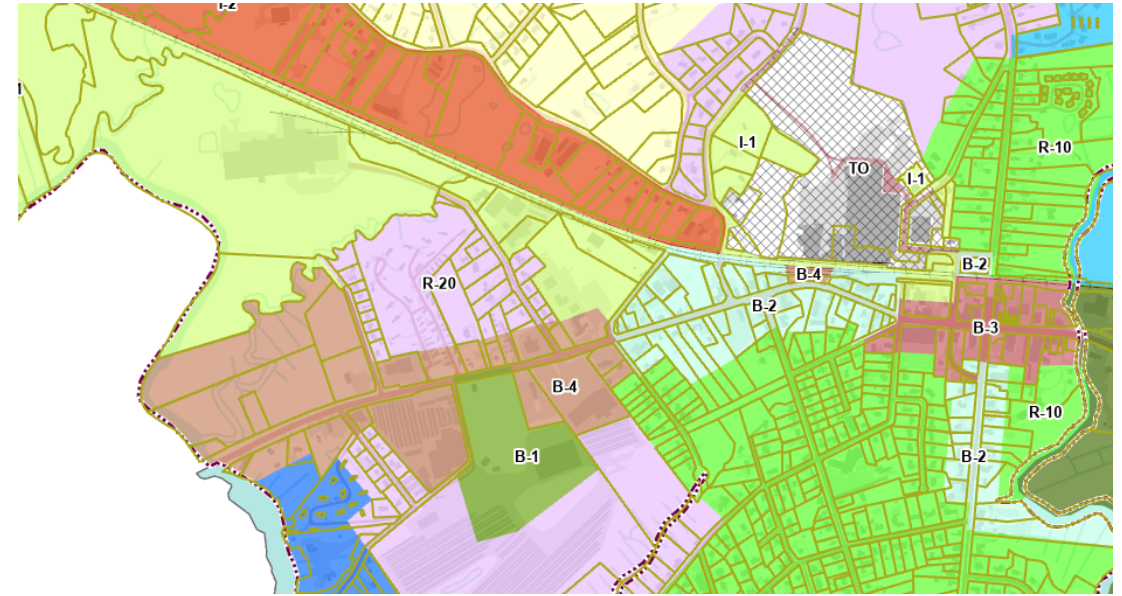
Zoning

Major Zoning Changes Since 2015

- Established a Transit-Oriented Development Overlay Zone (2018)
- Established Interchange Development Zone - IDZ (2019)
- Established East Main Street Village District (2019)
- Floating Zone provisions established and Affordable Housing Development Floating Zone created (AHD-1)
- Changes to outdoor dining, expanded accessory uses, and outdoor entertainment provisions.
- Changes to permit multi dwelling units in some commercial zones.

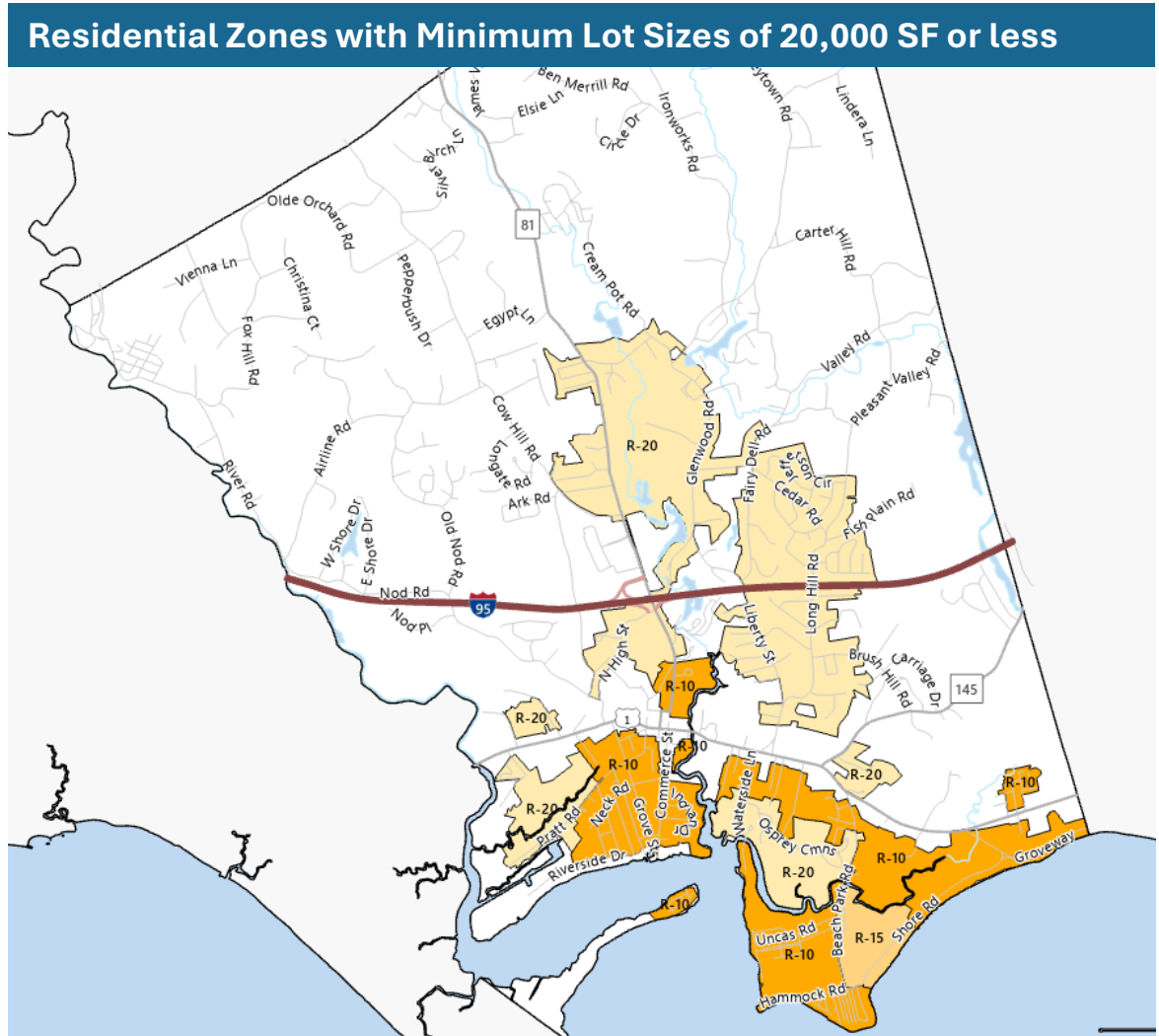
Potential Land Use & Zoning Strategies & Discussion

- PZC has made changes to the zoning regulations to promote greater housing choices.
 - Are there other areas or housing types that this plan should address? Continue to leverage “floating zone” approach? Outlets?
- Disjointed land use and site development patterns along Route 1.
 - Some “spot zoning” (e.g. single property with zoning designation different from adjacent properties).
 - Some commercial properties are zoned industrial (e.g. Stop & Shop Plaza)
 - Need to establish more uniform site-development standards to promote consistency along Route 1?
 - Small lots in some areas. Zoning incentives for consolidation of small lots?



Potential Land Use & Zoning Strategies & Discussion

- Minimum lot size in residential zones reflects historic development patterns and doesn't necessarily account for (lack of) infrastructure capacity.
 - Many of these areas are identified as "areas of concern" on past wastewater studies.
 - For any new lots created in these zones, should minimum lot size be increased?



Potential Land Use & Zoning Strategies & Discussion

- Marine District – Community asset and regional draw
 - Maintain focus on water dependent uses and public access. Should zoning be strengthened to limit non-water-dependent uses in this area?
 - Handful of non-conforming residential uses with no coastal access – rezone?
 - Strengthen connections between Marine District and Downtown along Commerce and Grove for marina community.



Community Structure

Community Structure is the overall physical organization of the community.

Components of community structure typically include:

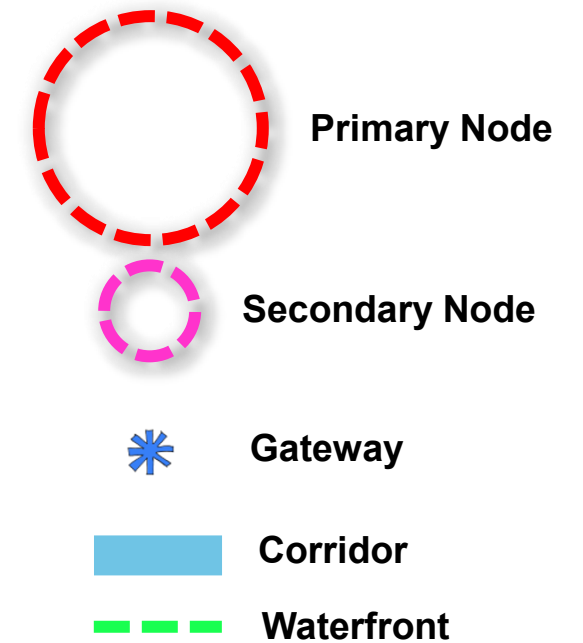
- Land Use
- Density
- Nodes, Corridors, Gateways

Node = Activity Center
Corridor = Primary Connections
Gateway = Entry Point

Building blocks for your Future Land Use Plan (FLUP).

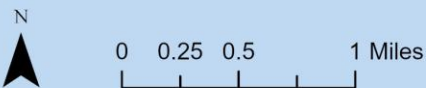
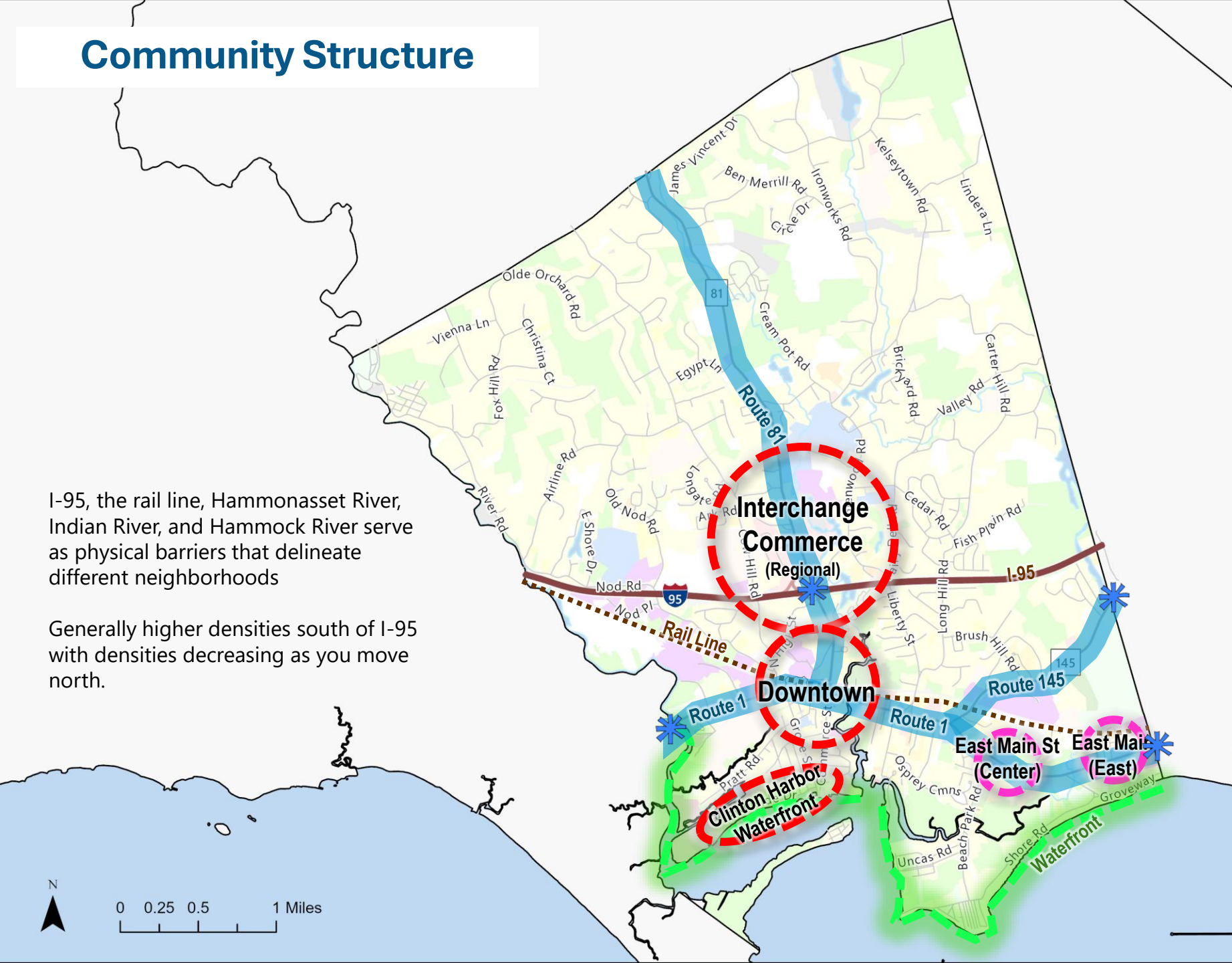
Community Structure

Node	Activity Center
Corridor	Primary Connections
Gateway	Entry Point



I-95, the rail line, Hammonasset River, Indian River, and Hammock River serve as physical barriers that delineate different neighborhoods

Generally higher densities south of I-95 with densities decreasing as you move north.



A grayscale map of the Town of Clinton, Maine, showing its geographical features and surrounding areas. The map includes the town's name, major roads, and water bodies. Key locations labeled include Madison to the west, Westbrook to the east, and Hammonasset Beach State Park to the south. Water features include the Messerschmidt Pond, Pond Meadow, Mine Swamp, Birch Millpond, and Duck Island Roads. The town's name, Clinton, is prominently displayed in the center. The map also shows the coastline and the location of Hammonasset Beach State Park.

Town of Clinton

Economic Development Analysis

March 2025

RKG

What We Heard

- From many sources (e.g., the public survey, department heads):
 - ✓ Revitalize the downtown area to support local businesses, attract tourism, and boost the town's economy.
 - ✓ Improve access to the waterfront/marina district to create recreational areas and new employment opportunities.
 - ✓ Attract large employers to diversify and strengthen the local economy.
- From Department Heads :
 - ✓ Address the shift over the last few decades from a mix of residential and commercial areas to a predominantly residential profile.
 - ✓ Implement policies to manage short-term rentals to reduce strain on local resources and preserve housing affordability.

Top Employers

- The two largest employers in Clinton are Stop & Shop and Shoprite grocery stores. Each employs between 100 to 249 employees.
- Clinton's top 25 employers represent a mix of industries, including retail, education, government, manufacturing, utilities, accommodation and food services, financial services, and construction.

Employer Name	Industry	Size
Stop & Shop Supermarket	Grocers-Retail	100 - 249 employees
Shoprite of Clinton CT	Grocers-Retail	100 - 249 employees
Joel School	Schools	100 - 249 employees
Connecticut Water Co	Water & Sewage Companies-Utility	100 - 249 employees
Polo Ralph Lauren Factory Store	Factory Outlets	50 - 99 employees
Eliot Middle School	Schools	50 - 99 employees
Big Y	Grocers-Retail	50 - 99 employees
Gap Factory	Factory Outlets	50 - 99 employees
National Sintered Alloys Inc	Metal Goods-Manufacturers	50 - 99 employees
Clinton Country Club	Clubs	50 - 99 employees
Luke'n Jacks Waste Svc LLC	Waste Disposal	50 - 99 employees
Independent Herald	Newspapers (Manufacturers)	20 - 49 employees
Department of Special Svc	Office Admin Services	20 - 49 employees
Bausch Advanced Tech Inc	Machinery - Manufacturers	20 - 49 employees
Chips Pub III	Restaurants	20 - 49 employees
Town of Clinton	Government Offices	20 - 49 employees
Shoreline Financial Group	Insurance	20 - 49 employees
Cedar Island Marina	Marinas	20 - 49 employees
Mc Donald's	Limited-Service Restaurant	20 - 49 employees
Stone Crest Limousine	Limousine Service	20 - 49 employees
TJ Maxx	Department Stores	20 - 49 employees
J. Crew Factory Store	Factory Outlets	20 - 49 employees
Simply Nails	Health Services	20 - 49 employees
Hammonasset Construction	Construction Companies	20 - 49 employees
Jason Roberts Inc	Concrete Restoration Repair & Cleaning	20 - 49 employees

Employment Growth and Compensation from 2014 to 2024

- Many of the fastest growing occupations in Clinton are from industries that reflect a consistent demand but offer lower wages.
- The highest-paying occupations are from specialized fields that require advanced education or technical expertise such as management, legal, and computer and mathematical occupations.

Top Five Growing Occupations in Clinton from 2014-2024

Occupation	2014-2024 Jobs	2024 Adjust Median Annual Earnings
Management Occupations	75	\$58.63
Food Preparation and Serving Related Occupations	60	\$15.98
Healthcare Support Occupations	45	\$18.40
Construction and Extraction Occupations	31	\$29.40
Business and Financial Operations Occupations	28	\$36.77

Top Five Highest Paying Occupations in Clinton from 2014-2024

Occupation	2014-2024 Jobs	2024 Adjust Median Annual Earnings
Management Occupations	75	\$58.63
Legal Occupations	-1	\$48.49
Computer and Mathematical Occupations	10	\$43.68
Architecture and Engineering Occupations	-4	\$43.02
Healthcare Practitioners and Technical Occupations	15	\$40.22

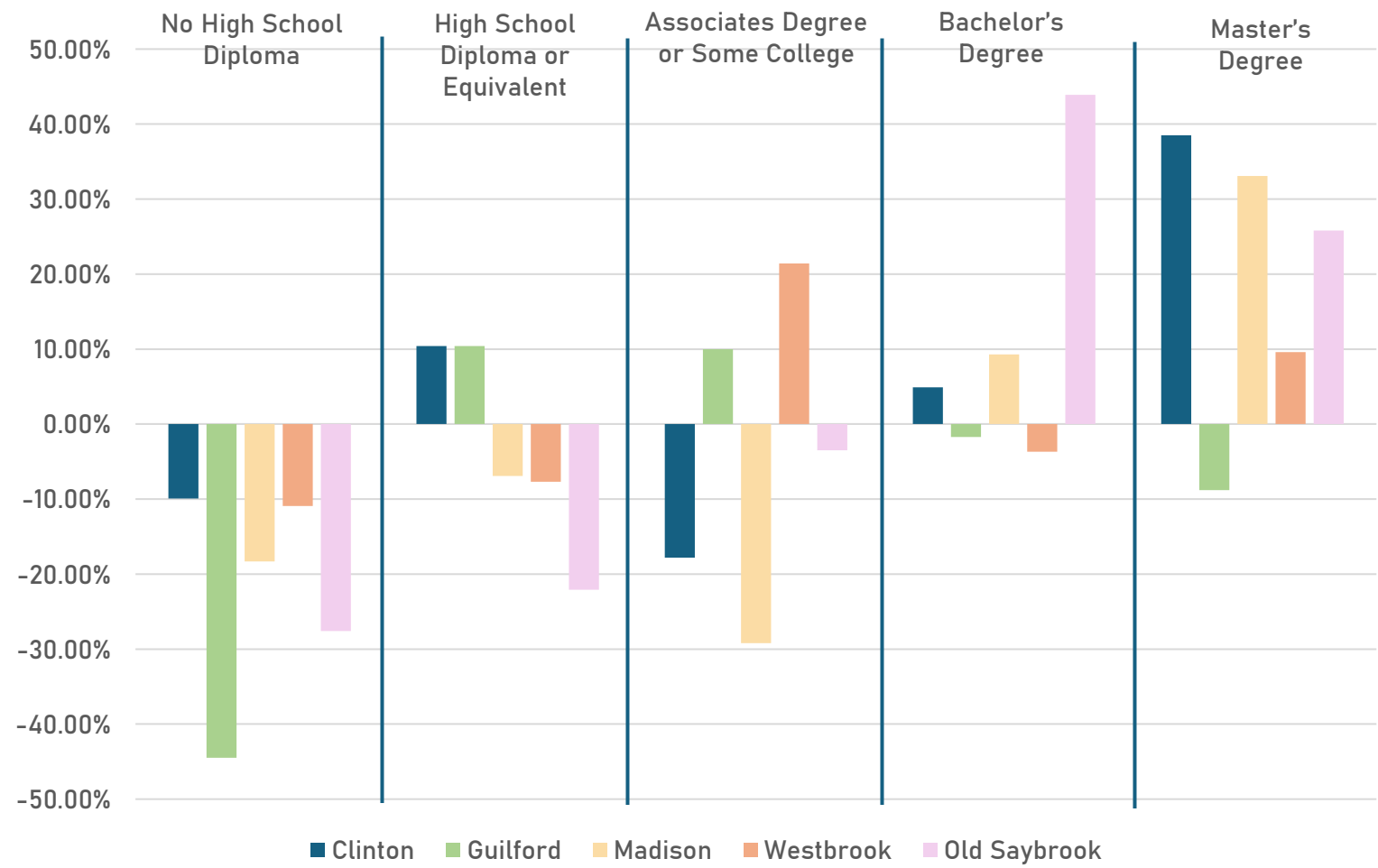
Employment Figures from 2019 to 2024

- Clinton's largest employment sectors are Retail, Government, Manufacturing, and Health Care.
- These sectors also serve as major employment sources in neighboring towns like Guilford, Madison, Westbrook, and Old Saybrook.
- In the last five years, Clinton has seen growth in Professional and Technical Services, Health Care, and Construction sectors.
- Although Retail is the largest employer in Clinton, with 1,201 jobs, the average annual salary in this sector is \$43,700, well below the town's overall average of \$71,400.
- In contrast, the highest-paying sectors include Utilities (\$236,000), Finance and Insurance (\$143,000), and Professional and Technical Services (\$124,000), offering significantly higher salaries.

NAICS	Description	2019 Jobs	2024 Jobs	Change	Avg. Earnings Per Job
44	Retail Trade	1,266	1,201	(65)	\$43,736
90	Government	839	807	(31)	\$86,978
31	Manufacturing	463	478	14	\$93,260
62	Health Care and Social Assistance	347	415	68	\$63,422
72	Accommodation and Food Services	387	359	(29)	\$33,178
23	Construction	293	340	47	\$107,217
81	Other Services (except Public Administration)	269	192	(77)	\$39,643
71	Arts, Entertainment, and Recreation	127	165	38	\$57,681
54	Professional, Scientific, and Technical Services	87	159	72	\$124,078
56	Administrative and Support and Waste Management and Remediation Services	79	85	6	\$53,655
22	Utilities	76	70	(6)	\$236,882
61	Educational Services	13	41	28	\$61,417
42	Wholesale Trade	38	39	1	\$92,273
52	Finance and Insurance	31	32	1	\$136,188
51	Information	17	27	10	\$143,244
53	Real Estate and Rental and Leasing	<10	16	Insf. Data	\$84,175
21	Mining, Quarrying, and Oil and Gas Extraction	0	<10	Insf. Data	Insf. Data
48	Transportation and Warehousing	17	<10	Insf. Data	Insf. Data
55	Management of Companies and Enterprises	<10	<10	Insf. Data	Insf. Data
99	Unclassified Industry	0	<10	Insf. Data	Insf. Data
11	Agriculture, Forestry, Fishing and Hunting	0	0	0	\$0
		4,363	4,439	76	\$71,420

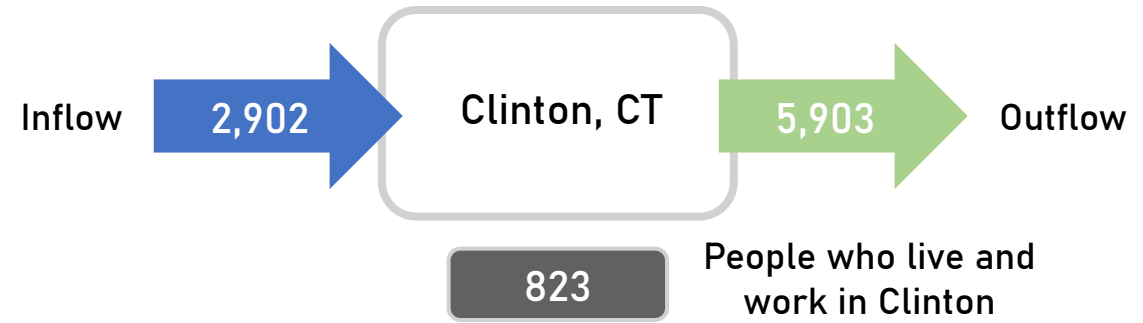
Educational Attainment

- Between 2018 and 2023, Clinton has seen a significant rise in the number of residents with a Bachelor's or Master's degree, likely driven by the increasing demand for advanced or technical skills in the job market.
- The neighboring towns show a similar trend, except Guilford, with a decrease in residents holding no high school diploma and an increase in those with Bachelor's or Master's degree.
- The rise in higher education levels indicates growth in high-wage industries but may also shrink the labor pool for lower-wage sectors.

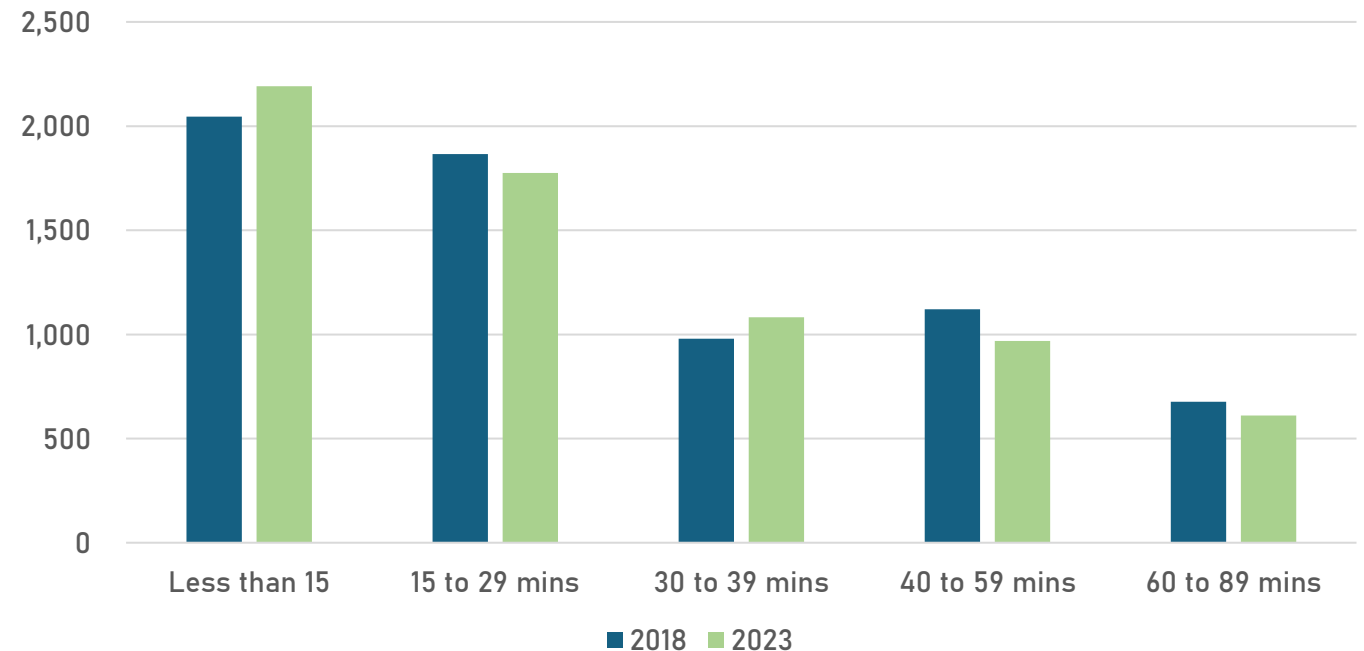


Commuting Patterns

- The majority of Clinton residents commute outside the town for work.
- Approximately 60% of residents have a commute of under 30 minutes.
- In contrast, only 9% travel longer than 60 minutes, indicating that most residents work within a relatively close distance.

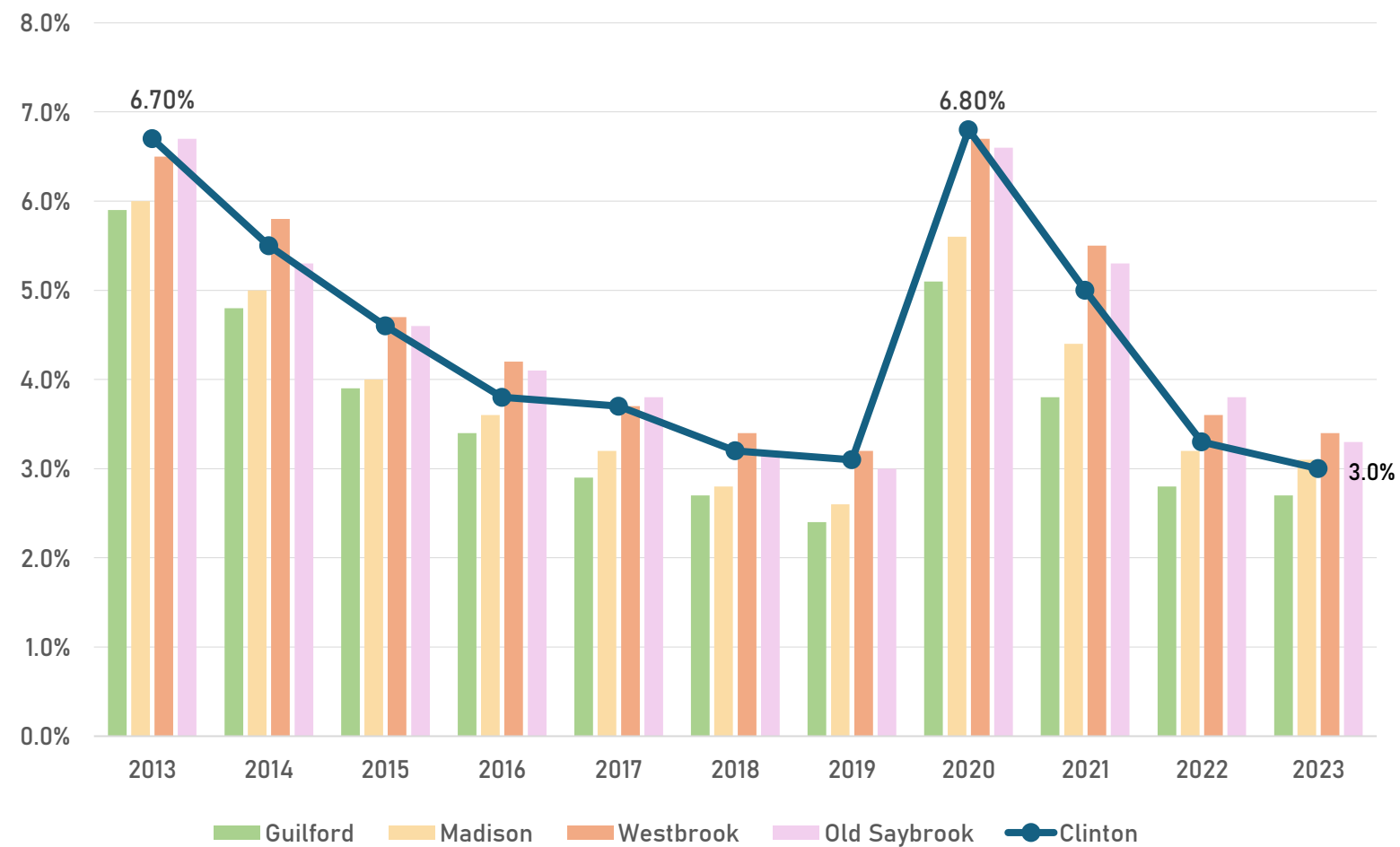


Labor Force Travel Times to Work



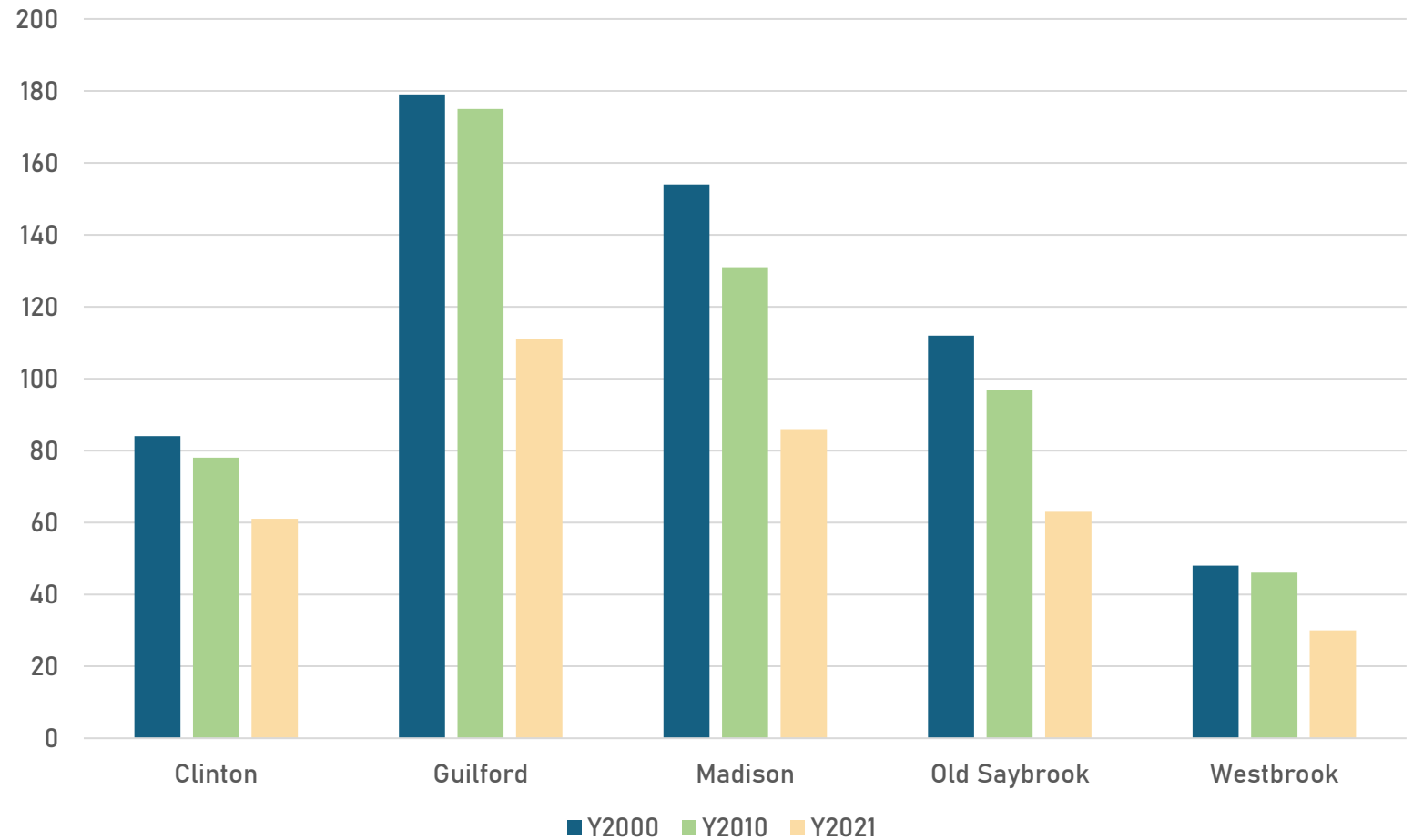
Unemployment Rates

- As of 2023, Clinton's unemployment rate was 3%, down from a peak of 6.8% during the COVID-19 pandemic in 2020.
- Over the past decade, unemployment trends in Clinton have closely aligned with those of the neighboring towns, showing a steady and consistent decline.



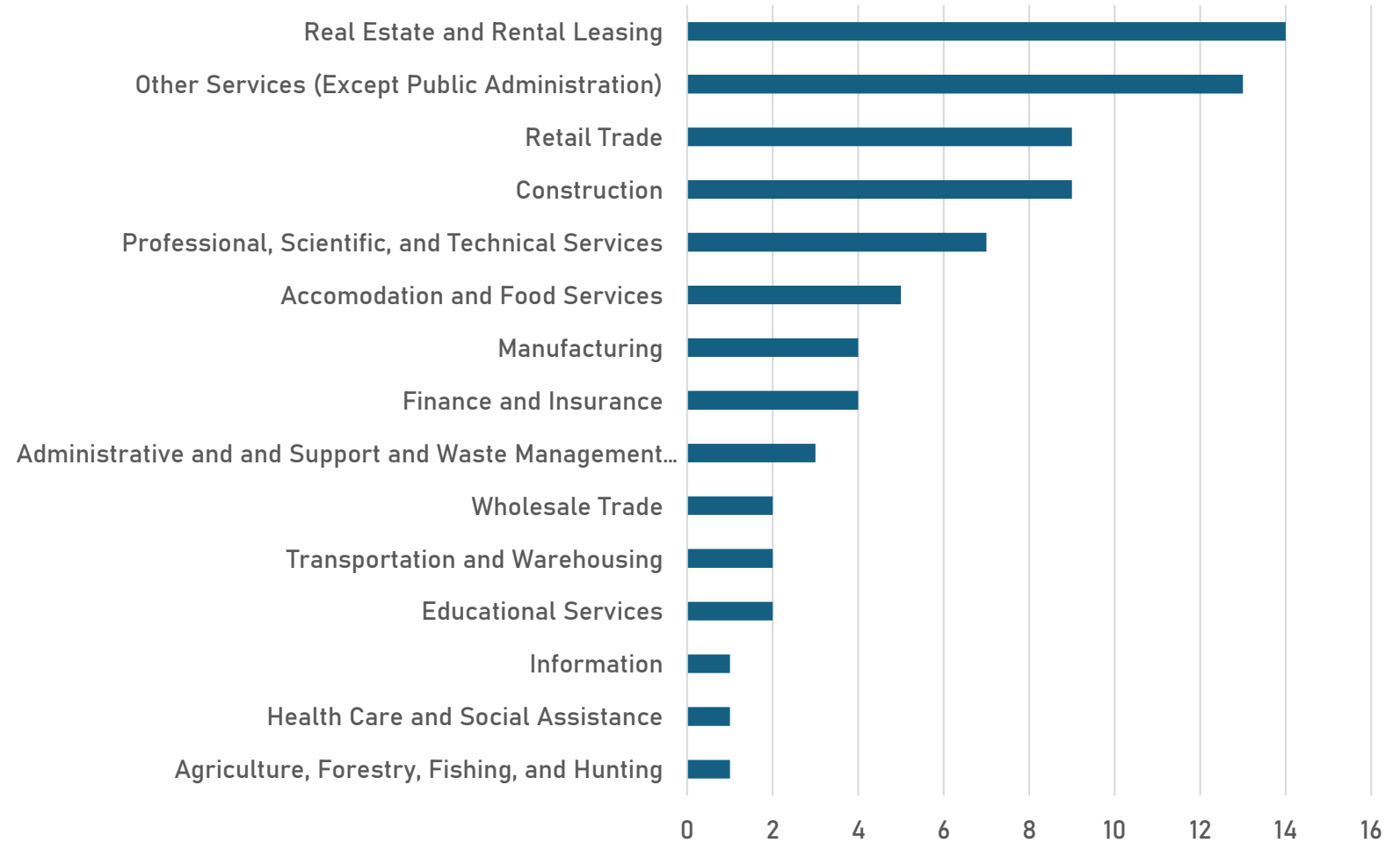
Business Formations

- Clinton has experienced a steady decline in new business formation over the past two decades.
- A temporary surge in 2020 (not graphed) likely was driven by pandemic-related factors such as e-commerce boom, remote work, and shifts in consumer demands.
- However, as post-pandemic economic conditions stabilized, new business formation declined again in 2021.
- These trends were observed in neighboring towns, too.



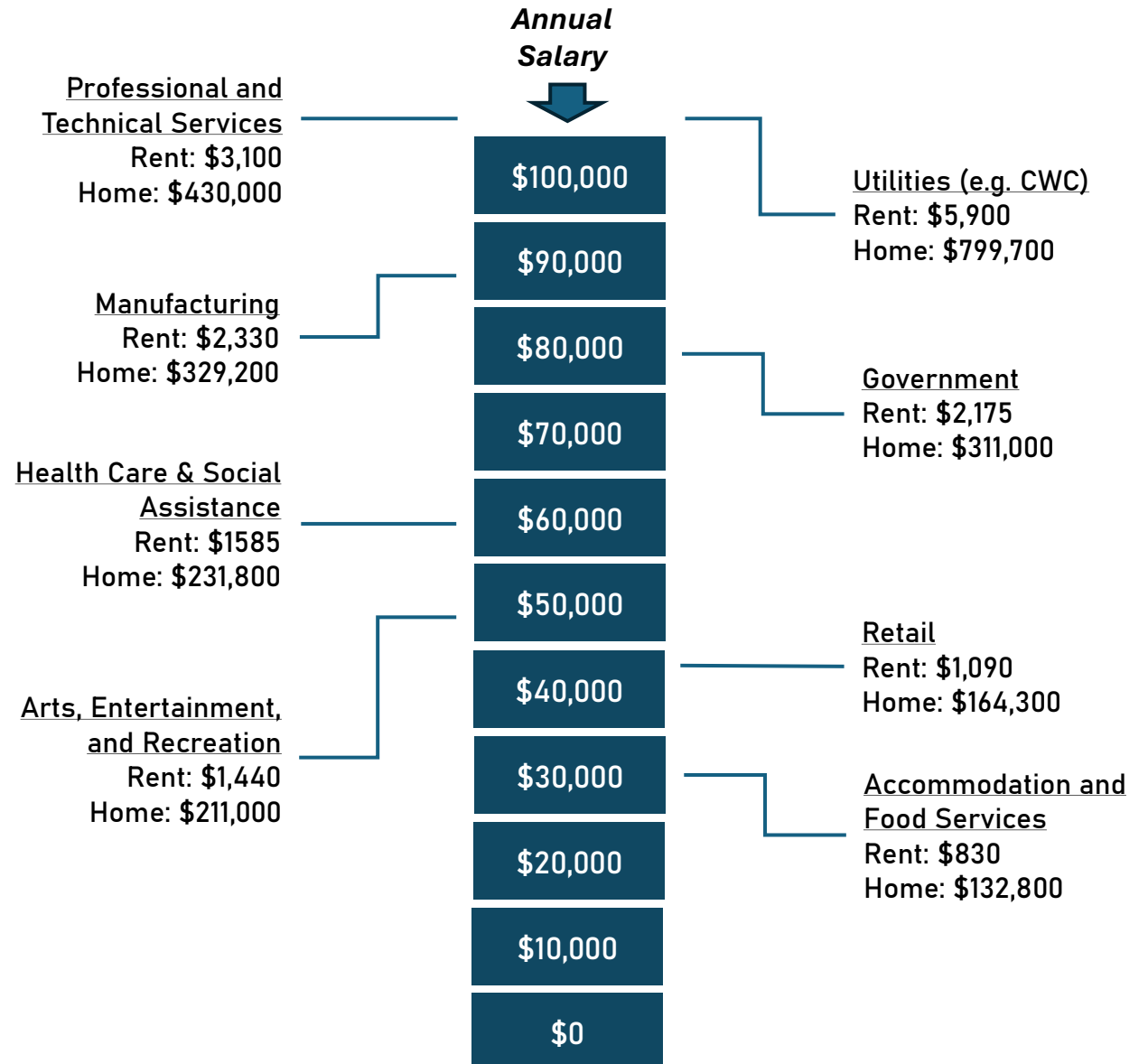
New Business by Industry

- Of the businesses that provided their industry code (NAICS), the most recent aggregation of registrations in Clinton highlight a large share of new businesses in Real Estate, Other services, Retail, and Construction.
- This mirrors the growth in jobs in Clinton over the past several years as well.



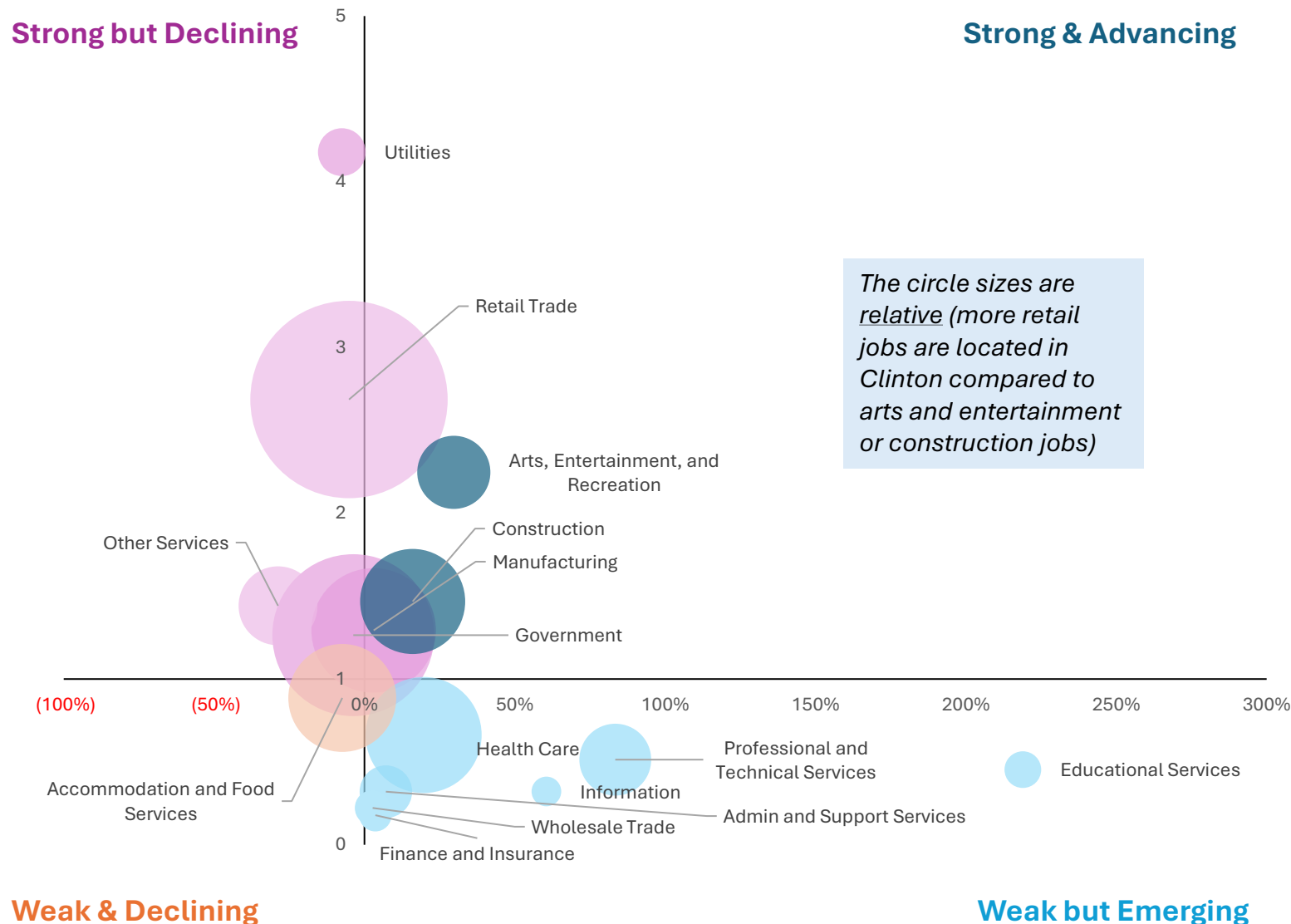
Employment and Housing

- The median rent and housing price figures are for Clinton (not for the region) and represent what each job type can afford.
- With a median gross rent of \$2,225/month and a median home value of \$410,836, the majority of employees in Clinton's top ten largest occupations can't afford housing units at those prices.
- Lower paying jobs in Clinton will struggle to afford median rent or home sale prices given the relatively high local housing costs.



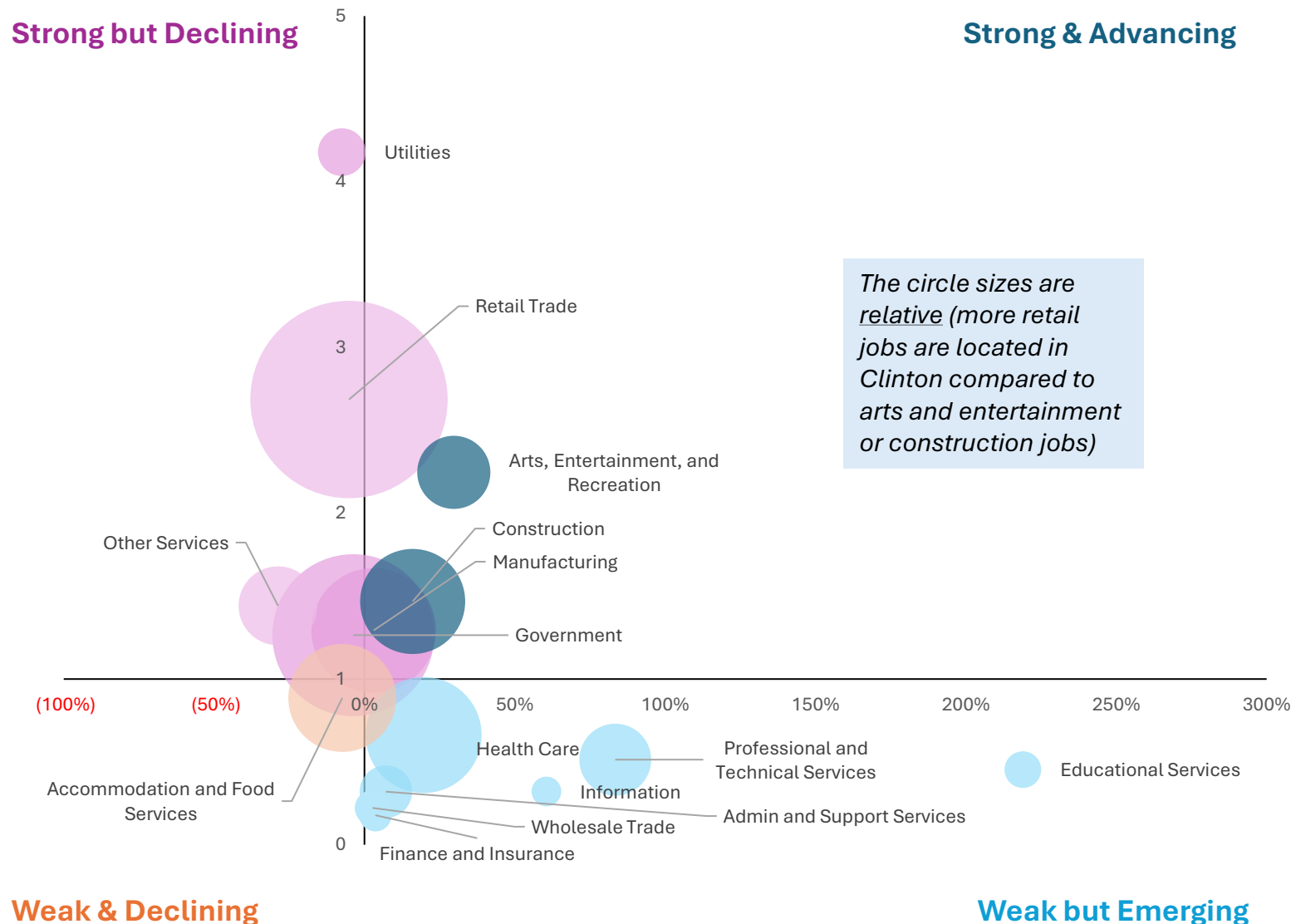
Regional Competitiveness: Clinton in the United States

- The X axis represents the % change in jobs from 2019 to 2024.
- The Y axis is the “Location Quotient” that **compares Clinton to the national average**.
- If the ratio falls between 0.8 and 1.2, the proportion of jobs in that industry in Clinton is considered similar to the nation.
- If the ratio is less than 0.8, the industry is **underrepresented** in the local economy.
- If the ratio is greater than 1.2, the industry shows a **specialization** compared to the nation.
- For example, retail has a Location Quotient of 2.7 which means that the sector accounts for a larger than average (about double) share of total workers.



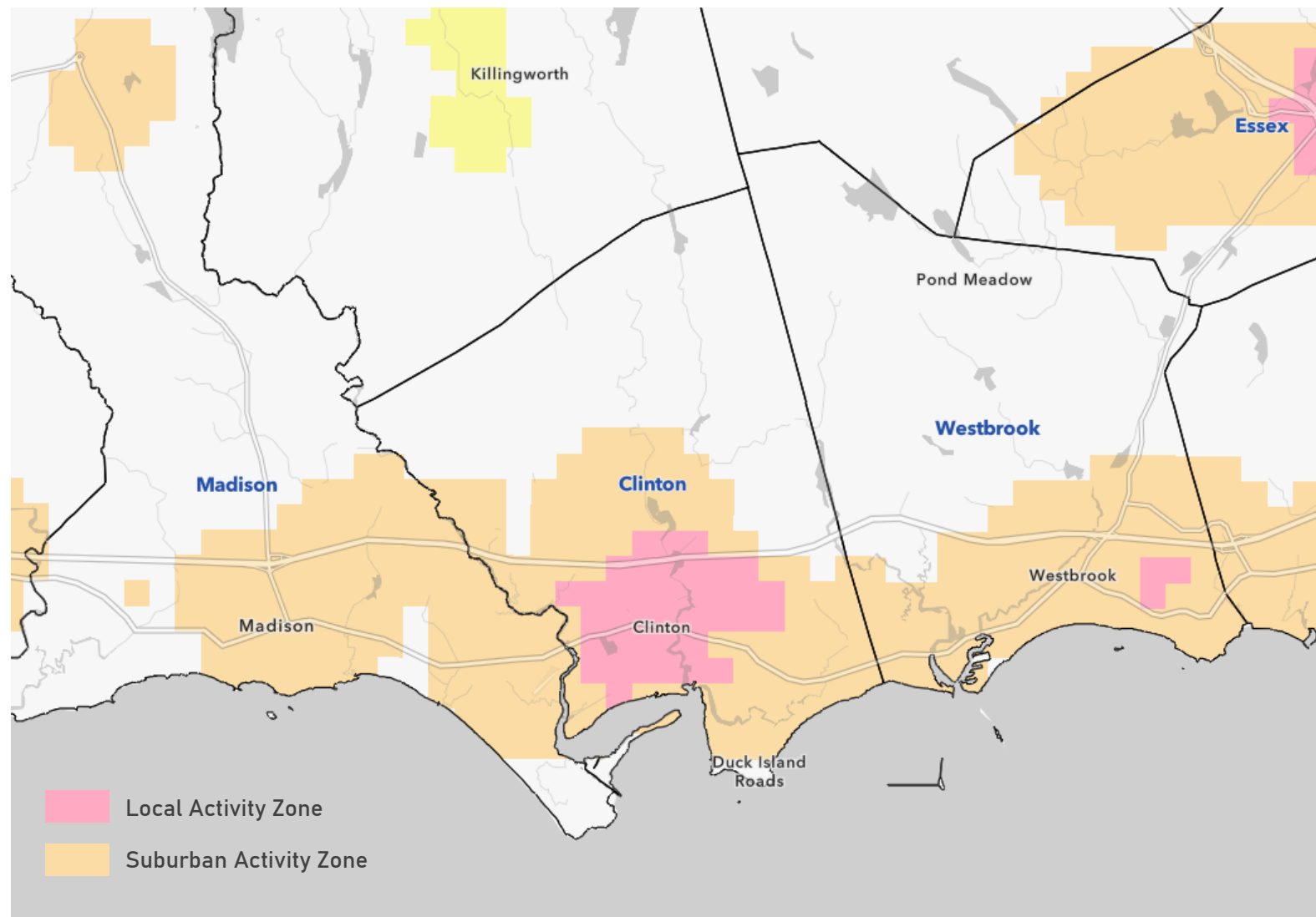
Regional Competitiveness: Clinton in the United States

- Clinton's local economy has a competitive edge across several sectors due to the employment concentrations when compared to national standards.
- Retail, Arts, Entertainment, Recreation, and Construction sectors have a higher concentration of jobs compared to the national average, creating local clusters of employment.
- Sectors such as "Other Services," Government, and Health Care have continued to grow since the pandemic.



Regional Competitiveness: Clinton in Connecticut

- The State's Conservation and Development Policies Plan identifies areas known as **Activity Zones** where employment hubs, medical and educational institutions, civic and commercial uses, cultural attractions, and transportation networks cluster at different at local scales. These zones are categorized based on their function and intensity into Major, Regional, Local, Suburban, and Rural zones.
- **Local Zones** have a high concentration of commercial activity and some civic and cultural uses.
- **Suburban Zones** surround the town center and nearby areas with a mix of commercial, transportation-related, and civic uses.
- The presence of a larger Local Activity Zone may give **Clinton a competitive advantage** over the other shoreline towns for attracting new businesses and investment.



Key Findings: General

- **Job Growth and Sector Trends:** Clinton's employment levels have been consistent in the past five years with 4,439 jobs in 2024. Jobs in the Professional, Scientific, and Technical Services, Health Care and Social Assistance, and Construction sector are increasing, while Retail, Government, and Other Services jobs declined slightly since 2019 which was consistent with regional trends.
- **Housing Affordability Challenges:** Most workers from Clinton's top ten largest employment sectors will struggle to afford the high home prices (\$410,836 median) and rents (\$2,225/month) in Clinton.
- **Workforce Commuting Patterns:** 88% of Clinton workers commute outside the town. Most of the jobs in Clinton are filled by non-residents commuting into town, highlighting that businesses rely on a workforce from surrounding areas.
- **Economic Shift:** The town's economy is diversifying with growth in both knowledge-based and service-sector industries. The demand for Management occupations is increasing along with lower-wage occupations such as Food Preparation and Healthcare Support.

Key Findings: Accommodation & Food Service

- While the Accommodation and Food Services sector as a whole is struggling after the pandemic, the demand for certain occupations (Food Preparation and Serving) within the sector is still growing.
- This could be because restaurants, cafes, or supermarkets are constantly hiring to replace workers who leave, or because the limited-service (takeout) restaurants are increasing.
- The competitiveness graph shows that Clinton has fewer of these jobs as compared to the national average and the number of jobs has declined since 2019, which is why it is in the weak and declining quadrant.
- As such, while the sector appears to be weak in terms of job growth and national competitiveness, it may be underperforming in the town due to factors like limited housing options for workers and low wages.
- The increasing demand for food preparation and serving jobs shows there is still an opportunity for growth within the sector, but addressing the housing and wage challenges would be most helpful in the long run.



Town of Clinton **Plan of Conservation and Development**

Topic: Environmental
Resources and Open
Space



Terminology

- **Environmental Resources:** Living and non-living components found in nature that can provide services to human communities and ecosystems.
- **Open Space:** Undeveloped land that is either held as owned by the public or owned by another entity.



Situation

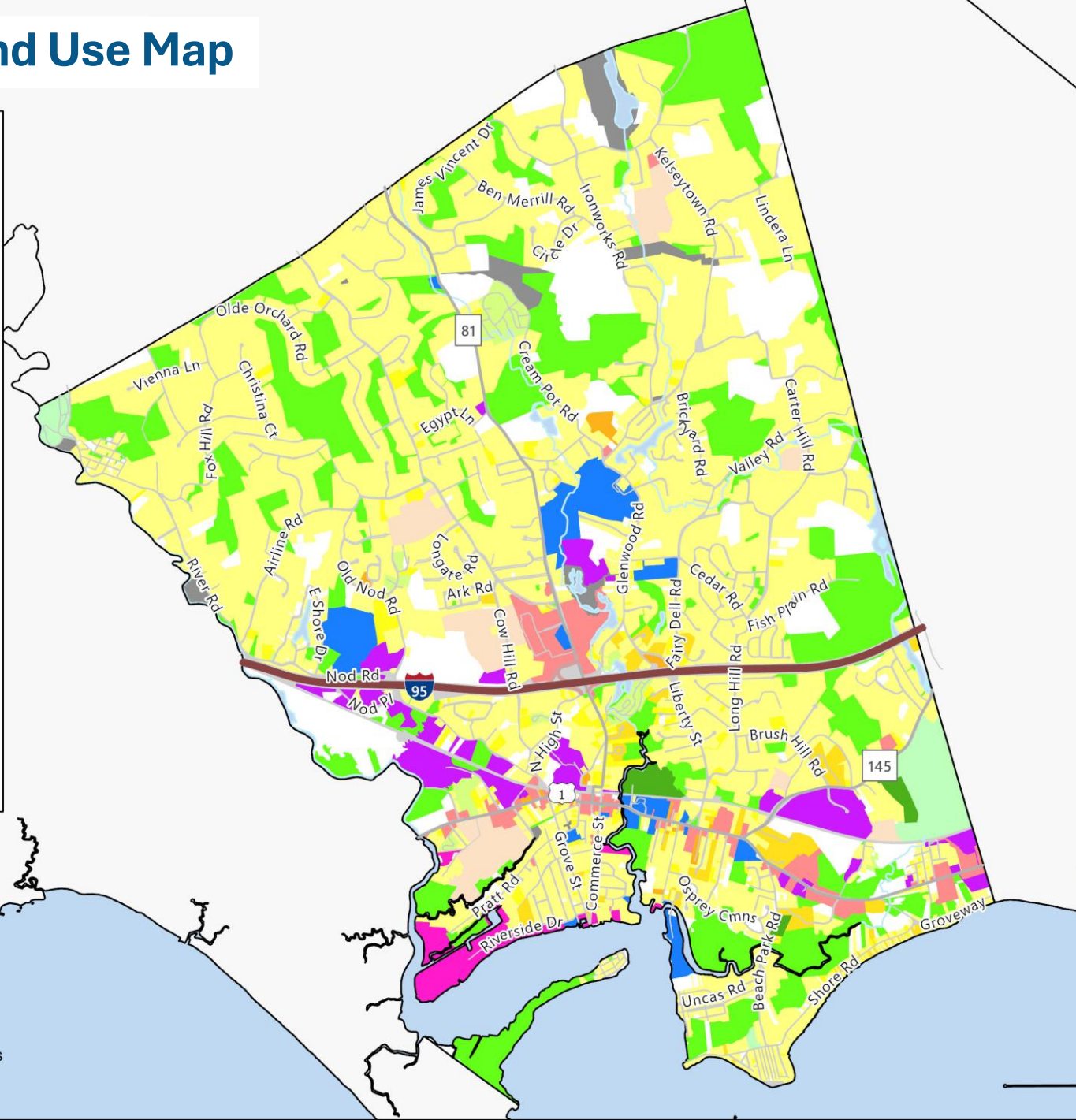
- **Challenge:** Balancing the preservation and health of natural resources versus development and progress can be challenging in light of the housing and other needs previously identified. Residents in Town appreciate and love their natural resources, but desire new housing choices and economic development in Clinton.
- **Looking Ahead:** Are there certain resources that need prioritizing, and can these be addressed directly by the Town? How will future development impact these resources and can impacts be mitigated?
- **The POCD Should:** Consider environmental impacts and needs when identifying future development; and identify resources for conservation.

Generalized Land Use Map

Generalized Existing Land Use

- Residential - Single Family
- Residential - 2-3 Family
- Residential - Condominium
- Residential - Multi-Family
- Residential - Mixed-Use
- Residential - Mobile Home
- Commercial
- Marine Commercial
- Industrial
- Institutional
- Open Space
- Recreation
- Cemetery
- Agriculture
- Undeveloped
- ROW
- Utility
- Water

Developed based on Town parcel data
and assessor land use codes as of January 2025



- Parcels classified into general categories based on assessor field codes and review of aerial photographs.
- Generalized nature – some properties may contain multiple land uses.
- Owners of open space (bright green) include Town, State, Land Trust, and Red Wing
- Utility land (gray) is often considered open space
- Recreational lands and cemeteries (other green shades) are other categories of open space

Open Space in the Land Use Table

- Residential land uses make up about 52% of the total land area, a vast majority of which are single-family lots.
 - Greater mix of housing densities and types south of I-95.
- Commercial and industrial land uses make up about 6% of the total land area.
- Institutional land uses (municipal facilities and private/religious institutions) make up about 2% of land area.
- Open Space makes up about 16% of the total land area, inclusive of State, Town, Clinton Land Trust, and Red Wing Foundation properties.
- About 10.5% of Clinton's land area is undeveloped. Most of this land is located north of I-95.
 - Many undeveloped properties have natural resource constraints (wetlands, coastal flooding) that prevent development.

Land Use	Count	Area Acres	Percent of Land Area
Residential	5,836	5,426.6	51.7%
Residential - Single Family	4,637	4,977.1	47.4%
Residential - 2-3 Family	176	170.8	1.6%
Residential - Condominium	744	143.0	1.4%
Residential - Multi-Family	19	27.5	0.3%
Residential - Mixed-Use	2	0.6	0.0%
Residential - Mobile Home	258	107.7	1.0%
Commercial & Industrial	404	599.4	5.7%
Commercial	150	220.3	2.1%
Marine Commercial	168	108.9	1.0%
Industrial	86	270.2	2.6%
Institutional (Municipal and Private)	40	218.0	2.1%
Institutional	40	218.0	2.1%
Open Space & Recreation	257	1,880	17.9%
Open Space	251	1,687.9	16.1%
Recreation	3	144.0	1.4%
Cemetery	3	48.3	0.5%
Other	474	2,382.0	22.7%
Agriculture	11	243.4	2.3%
Undeveloped	321	1,102.7	10.5%
ROW	118	812.8	7.7%
Utility	15	152.5	1.5%
Water	9	70.5	0.7%
Total	7,011	10,506.3	100%

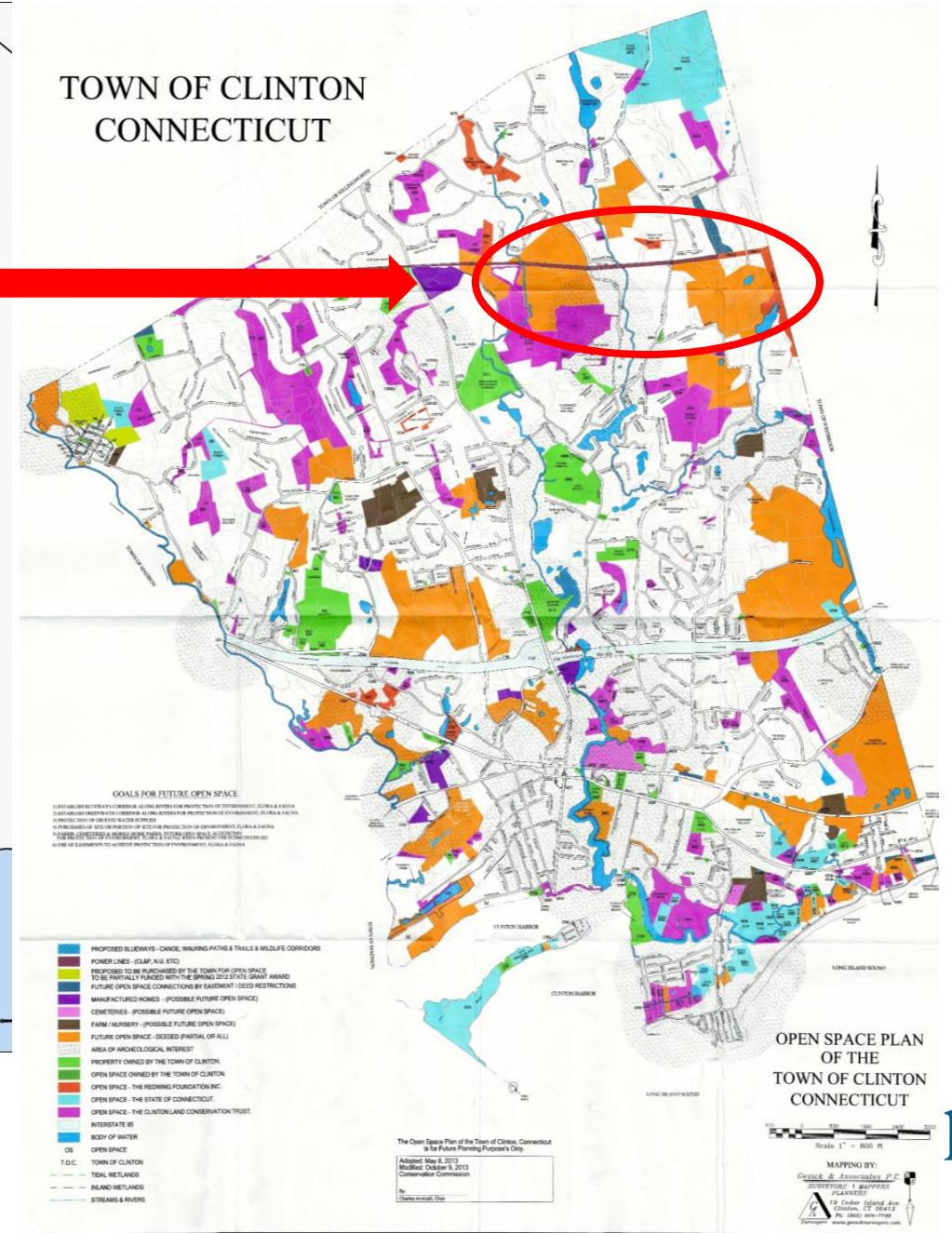
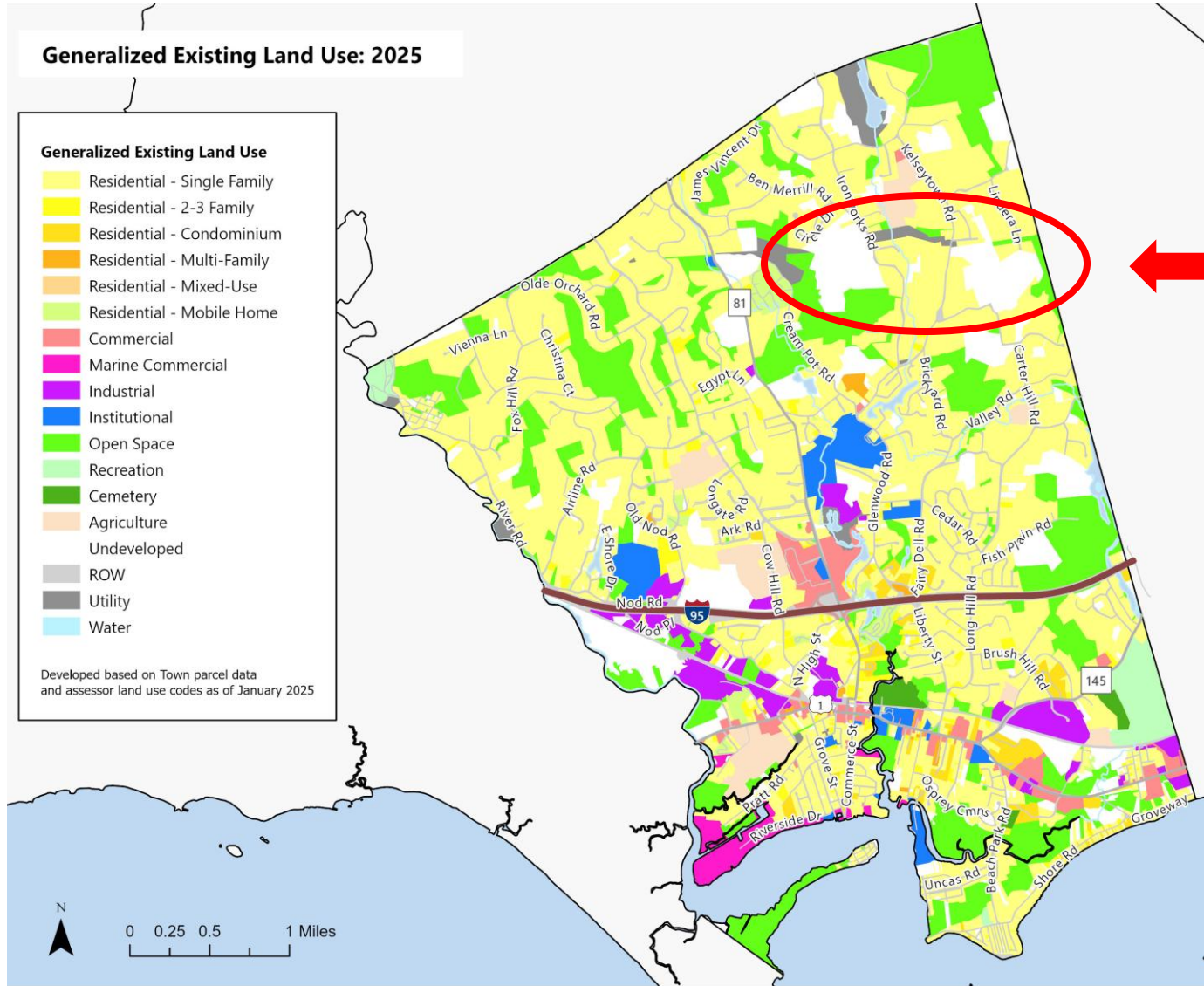
Open Space & Sustainable CT



East Main Street Pollinator Garden

- Recall that Category 3 is “Well-Stewarded Land and Natural Resources” demonstrating that the Town of Clinton had already:
 - ✓ Developed an Open Space Plan and property inventory
 - ✓ Established an Open Space Acquisition Fund
 - ✓ Enhanced pollinator pathways by providing education to residents and local businesses
 - ✓ Enhanced pollinator pathways by creating native pollinator gardens and upgrading existing gardens to be pollinator friendly
 - ✓ Promoted dark skies by updating zoning regulations to include requiring dark sky compliant fixtures

Comparing Open Space Mapping



Environmental Resources of Importance

Can resource mapping help us identify areas to set aside or protect as open space?

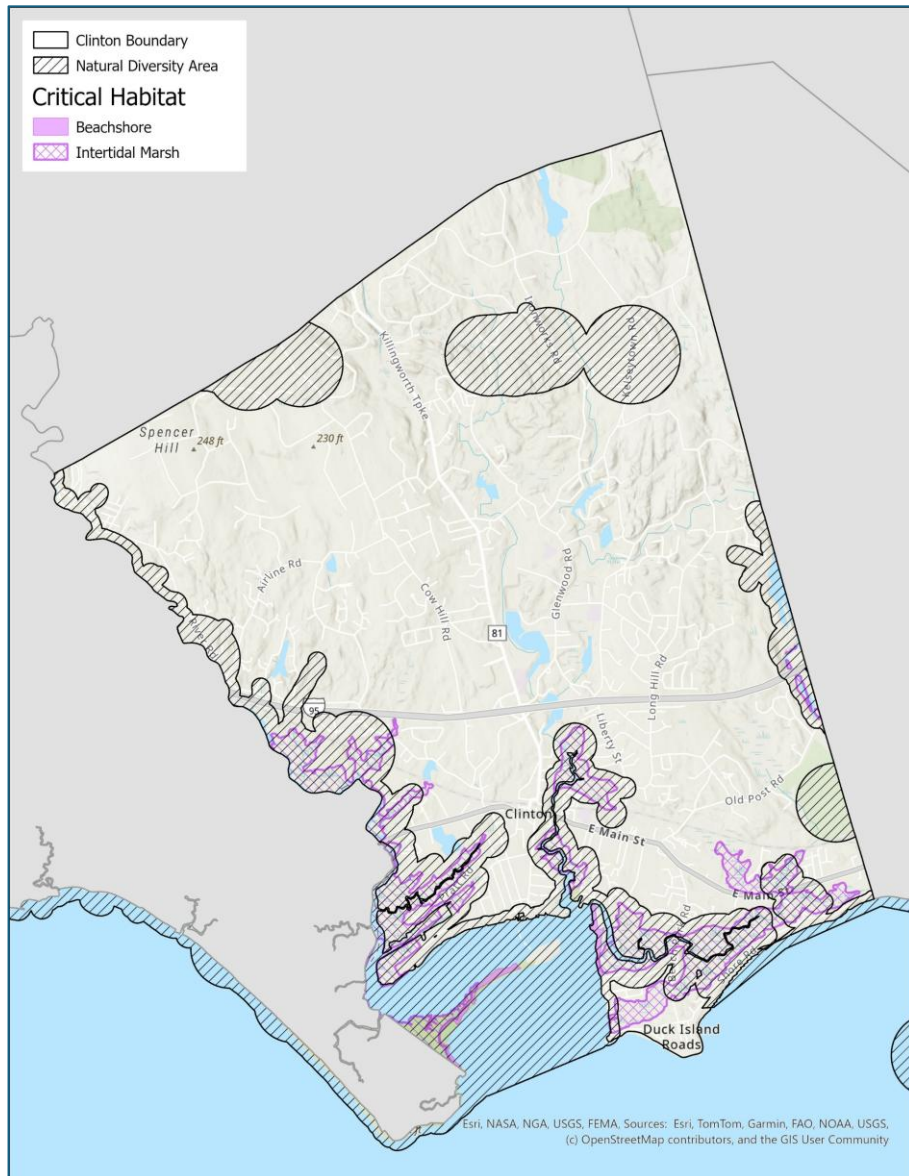
- Natural Diversity Data Base (NDDDB)
 - ✓ Endangered, threatened, and special concern species
- Hydrologic and coastal resources
- Floodplains
- Soils and geology



Open Spaces:

- Town of Clinton
- Clinton Land Trust
- Red Wing Foundation
- Utility Companies – CT Water
- Other property owners

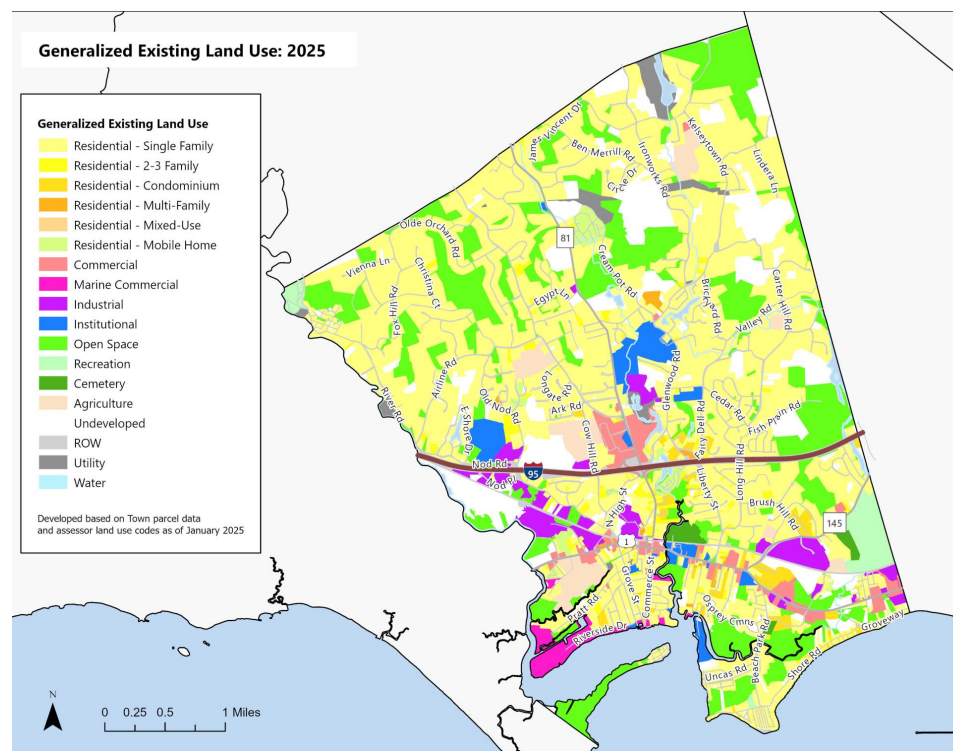
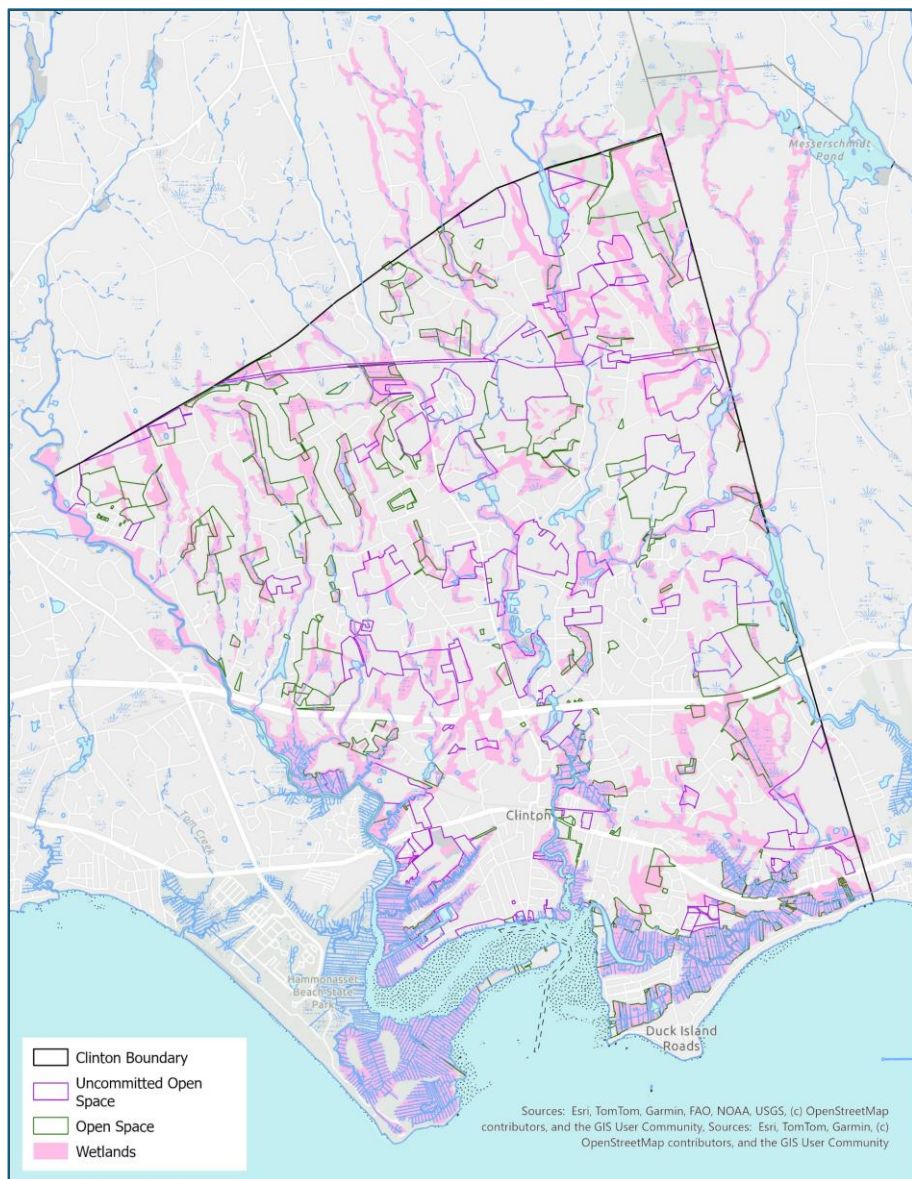
Natural Diversity Data Base



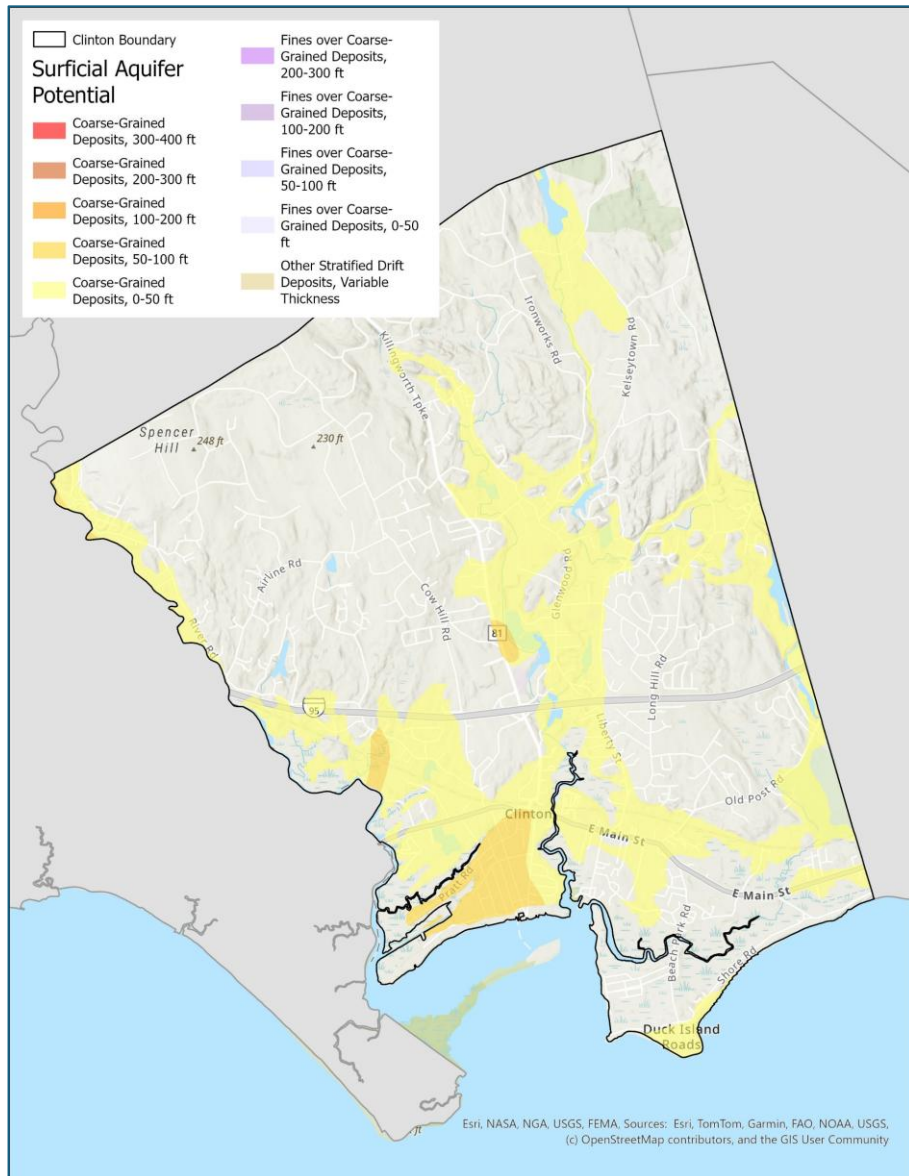
- General locations or “blobs” on the mapping indicate generalized area of known species presence.
- Maps were originally developed to aid in land use planning.
- Critical habitats beach, shore, and intertidal marsh
- Areas primarily coincide with coastal habitats, Hammonasset River, forested area along northern Killingworth border, Menunketesuck River, and the Indian River
- NDDDB species might include plant and animal species

Wetlands

- Extensive wetland systems throughout town
- Much of these areas coincide with riverine and shoreline systems.
- Presents an opportunity for prioritizing open space designation based on wetland presence

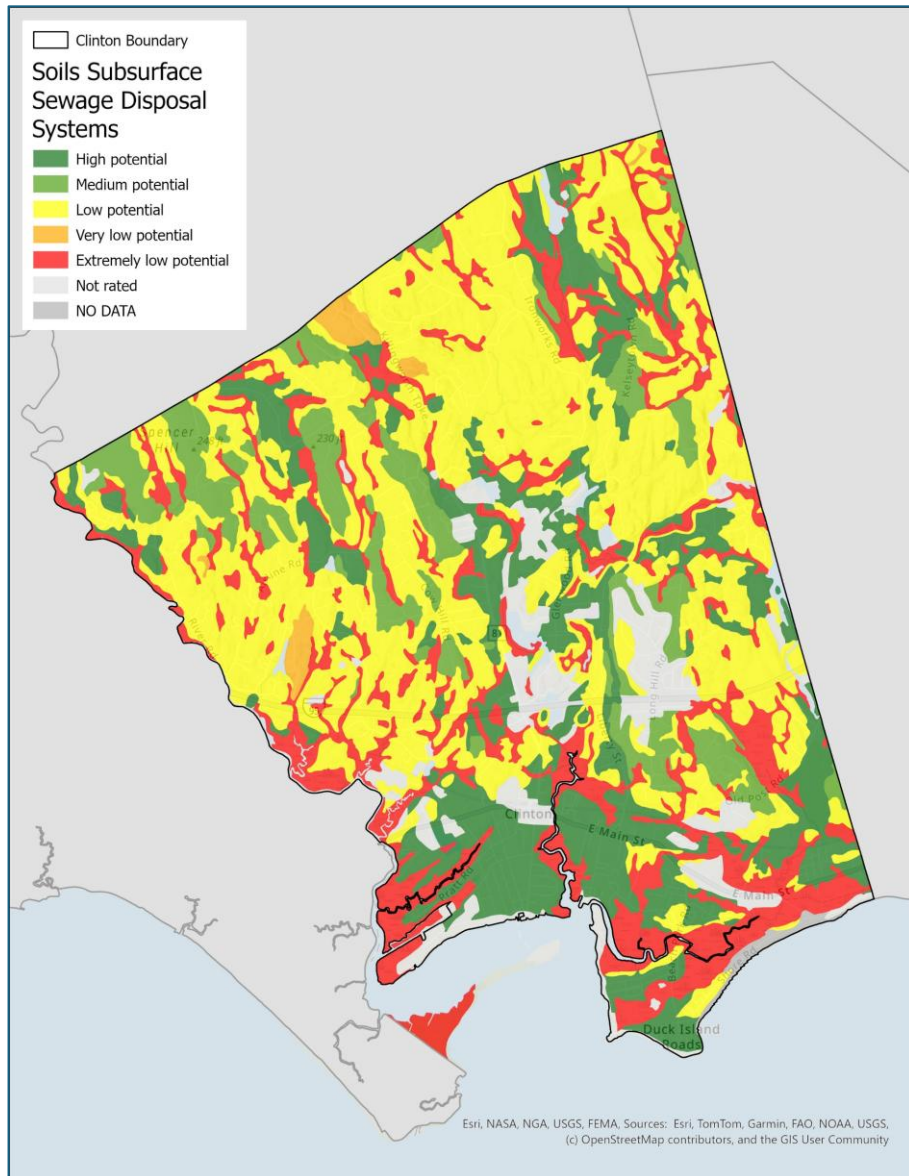


Surficial Geology



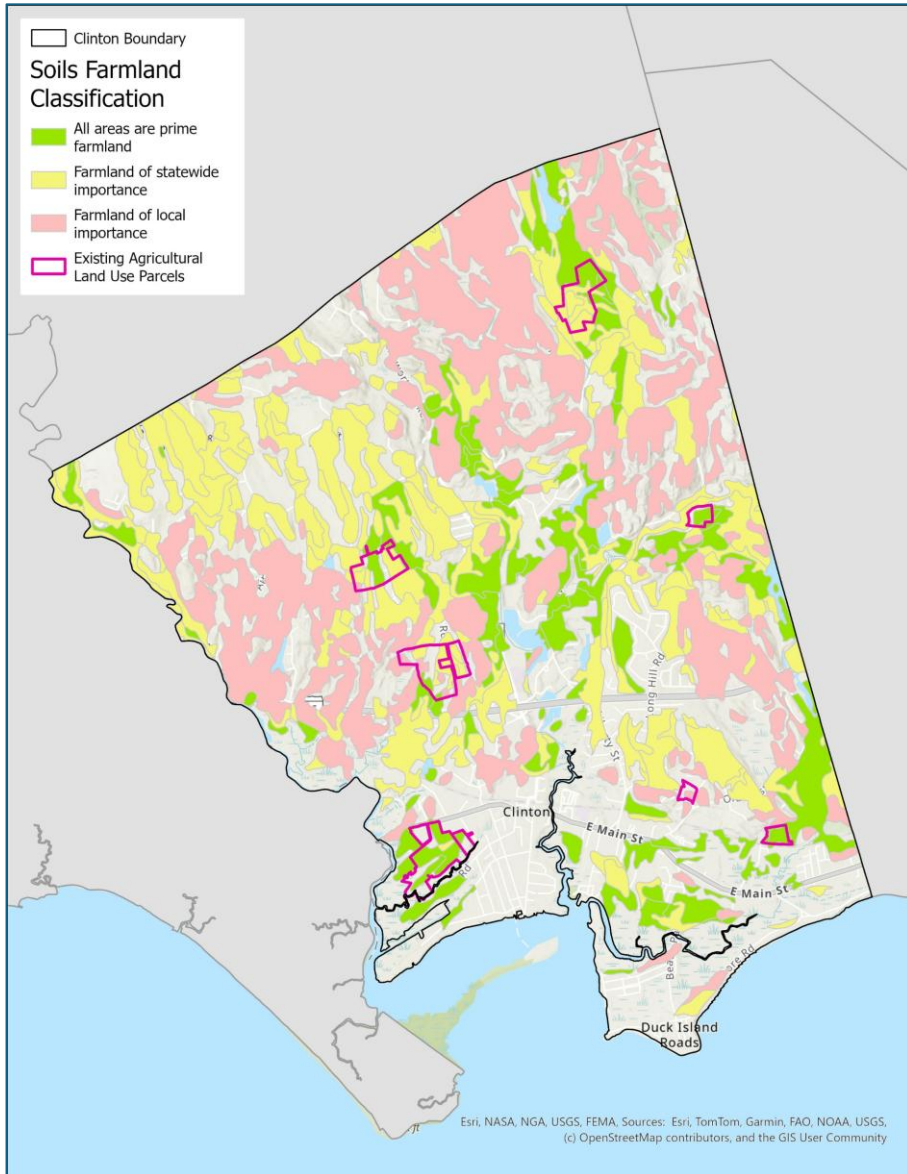
- Coarse grained deposits (yellow, orange, and red) have the highest potential for water storage, withdrawal, and/or infiltration; and are important to water resources management.
- Fine grained deposits have significantly lower yield; these are absent in Clinton according to the mapping.
- Glacial till (gray) areas are not significant for water supply or infiltration.

Soils and Subsurface Sewage Disposal



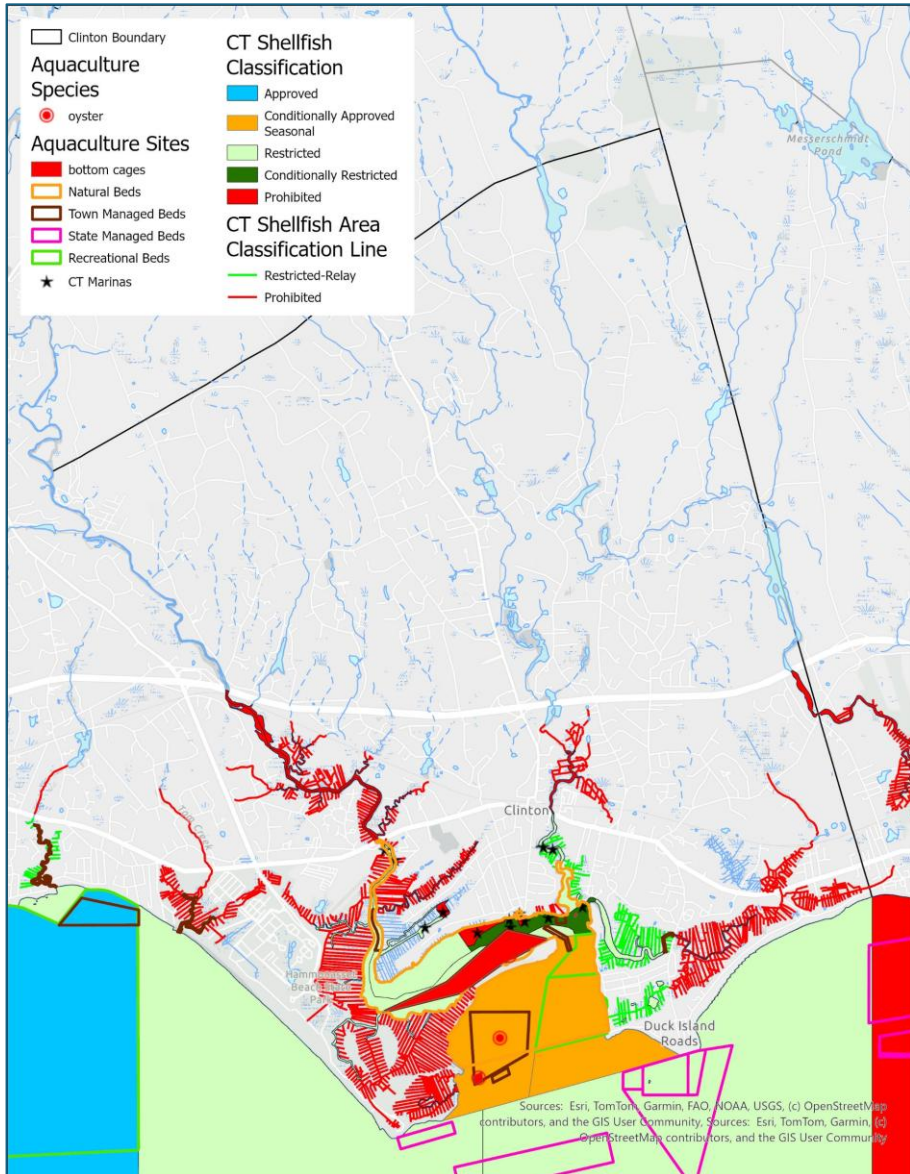
- Similar to surficial geology mapping.
- Green areas have medium to high potential, and are likely most suitable for the construction of a residential subsurface sewage disposal system.
- Yellow, orange, and red areas are less suitable for a system.

Productive Lands: Soils and Farmland



- “Prime” (green) soils have the best characteristics for producing food, feed, and forage.
- “State” (yellow) fail to meet all requirements to be prime, but are still important for production and result in ag and related yields.
- “Local” (orange) are not prime or state soils, but are still important for food, fiber, or horticulture and are likely important to local economies.

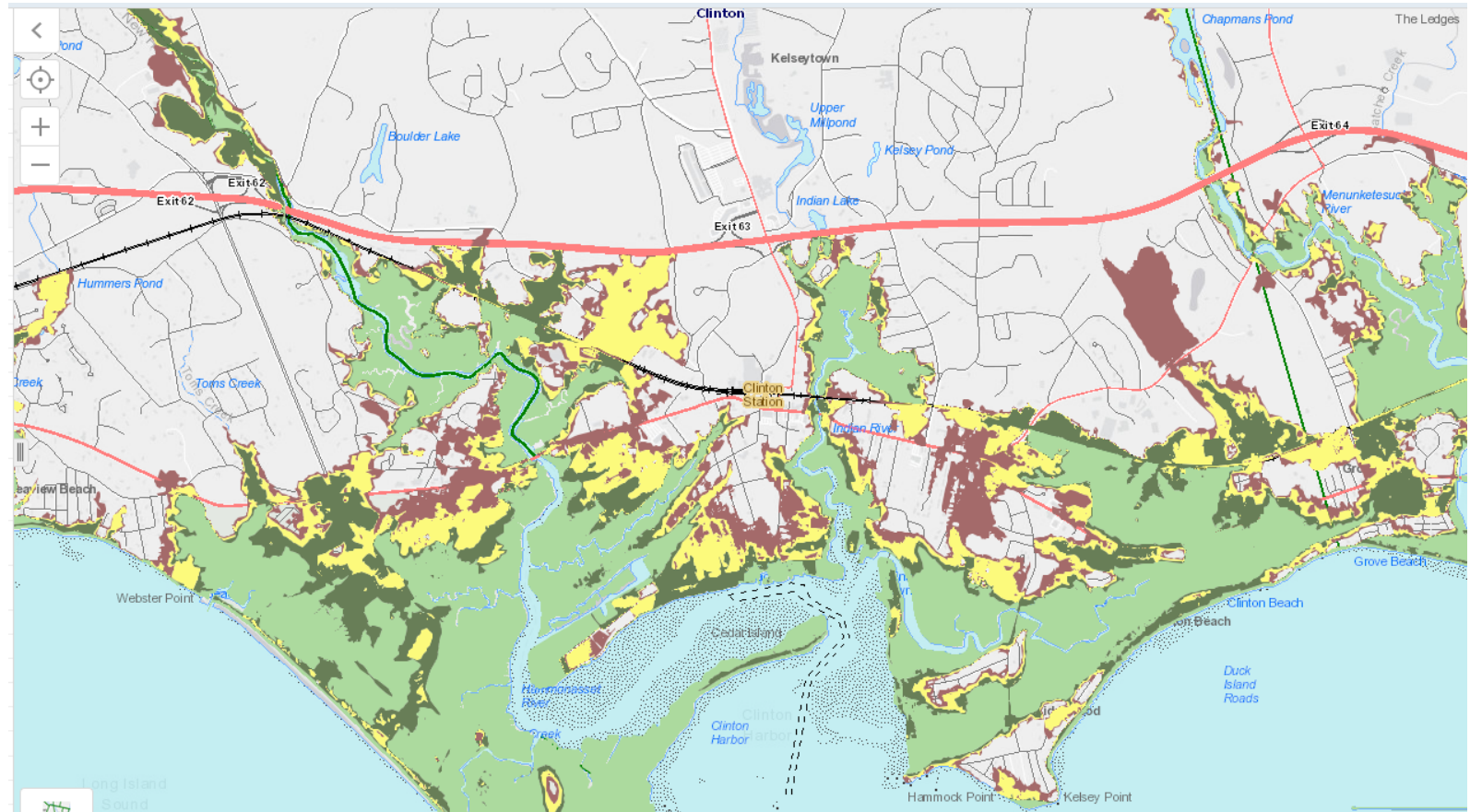
Productive Waters: Aquatic Resources



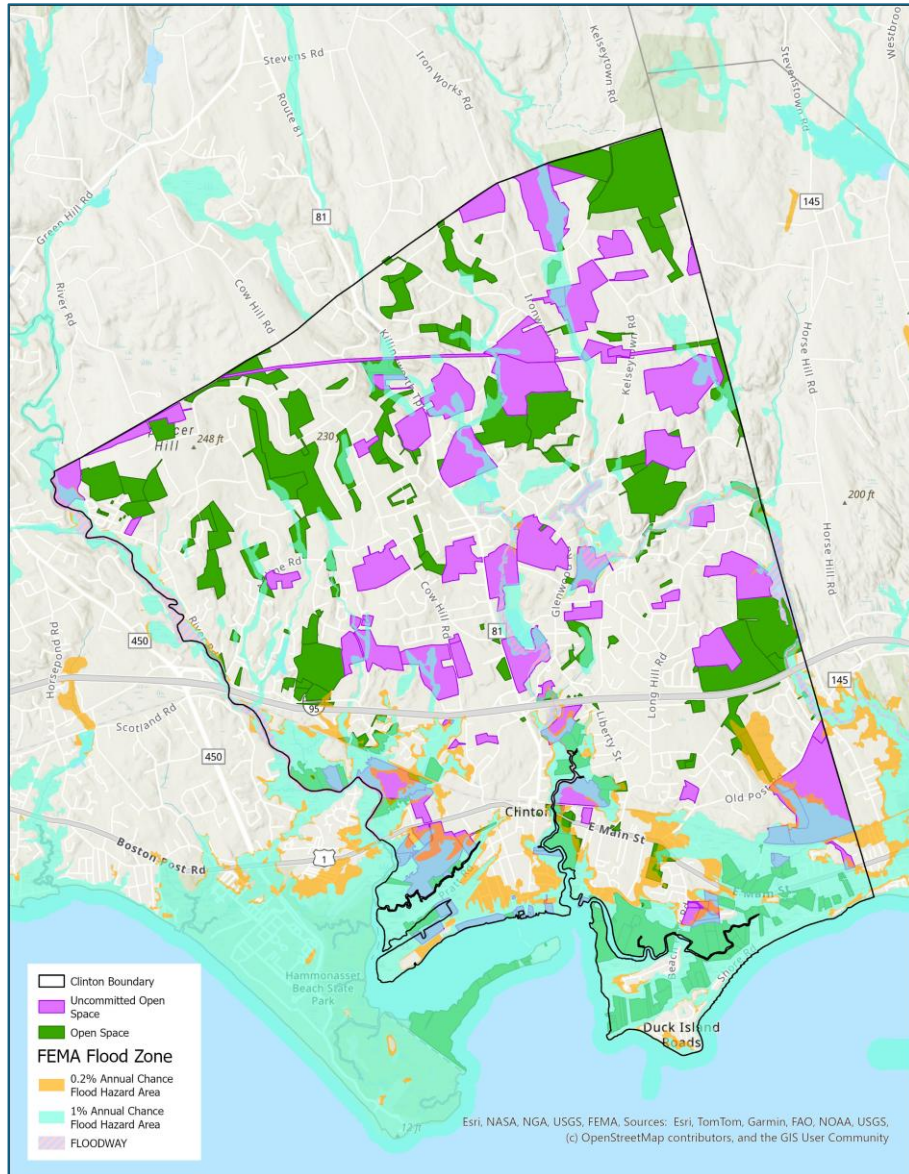
- We looked at this in the coastal management session.
- “Bottom cage” sites and oyster beds are the primary operations and beds identified in Clinton by DEEP.
- The statuses are:
 - ✓ Prohibited, restricted, and conditionally restricted along the inner harbor
 - ✓ Conditionally approved on a seasonal basis in the outer harbor (orange)
 - ✓ Restricted throughout the Sound.

Hurricane Surge Risk Mapping

- We looked at this in the resiliency session.
- This mapping (from 2012) pre-dates the 2015 edition of the POCD
- Surge zones extend upstream off this view along rivers
- Shows category 1 (light green), 2 (dark green), 3 (yellow), and 4 (brown)
- Mostly coincide with FEMA flood zones

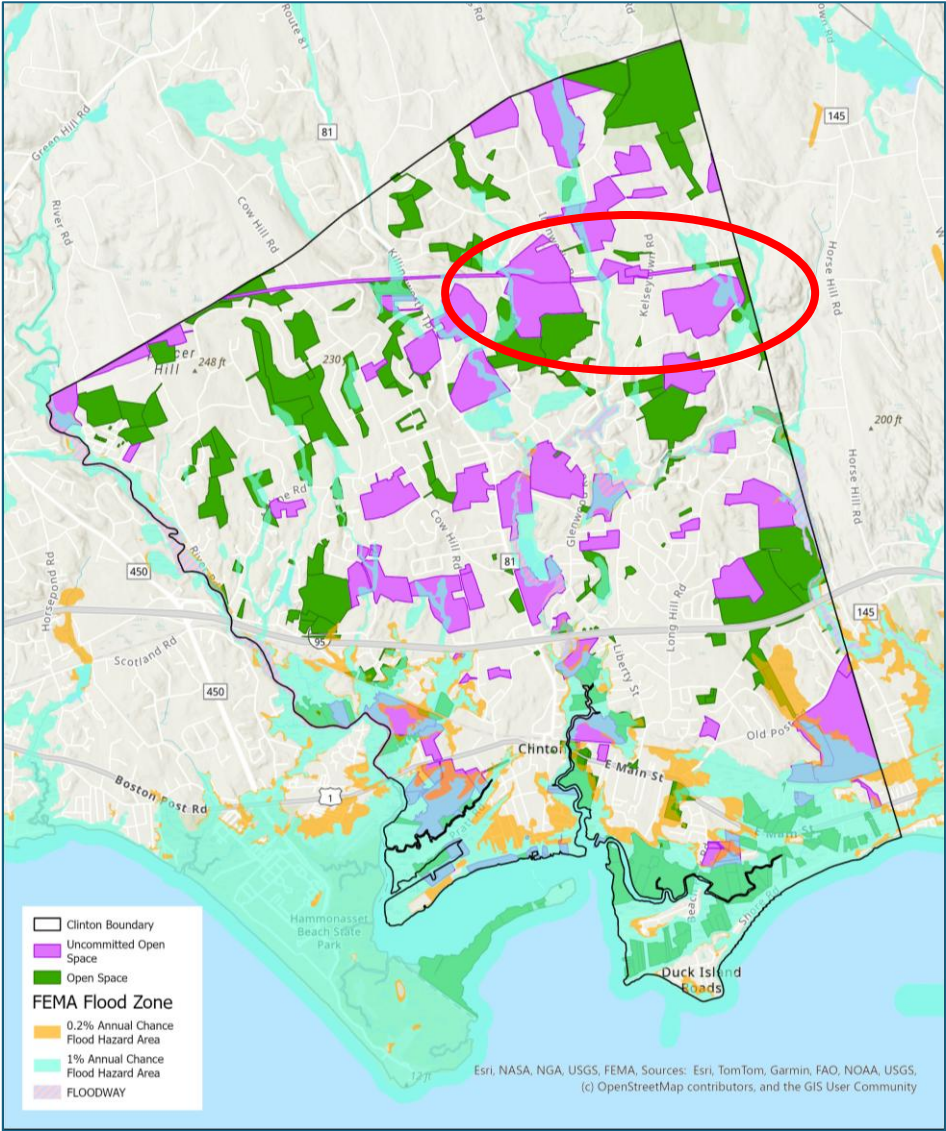
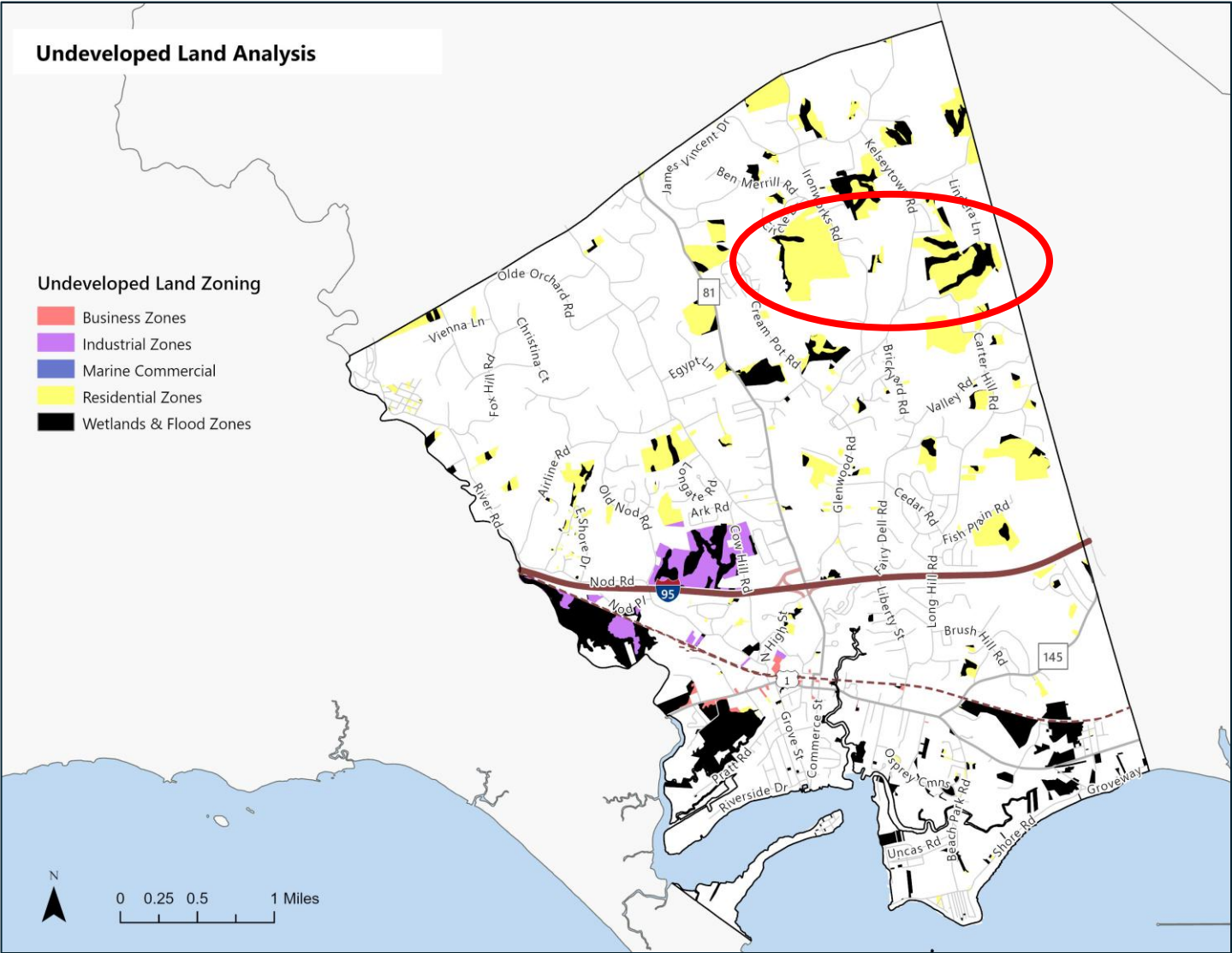


FEMA Flood Zones & Open Space



- Dark green shows existing open space
 - ✓ 160 of 267 open space parcels intersect FEMA flood zones.
- Purple shows uncommitted open space and undeveloped land that is privately owned
 - ✓ 67 of 95 parcels intersect the FEMA flood zones
- This situation presents an opportunity to prioritize open space conservation in flood zones to provide multiple benefits.

Recall: Developable Land Analysis by Zone

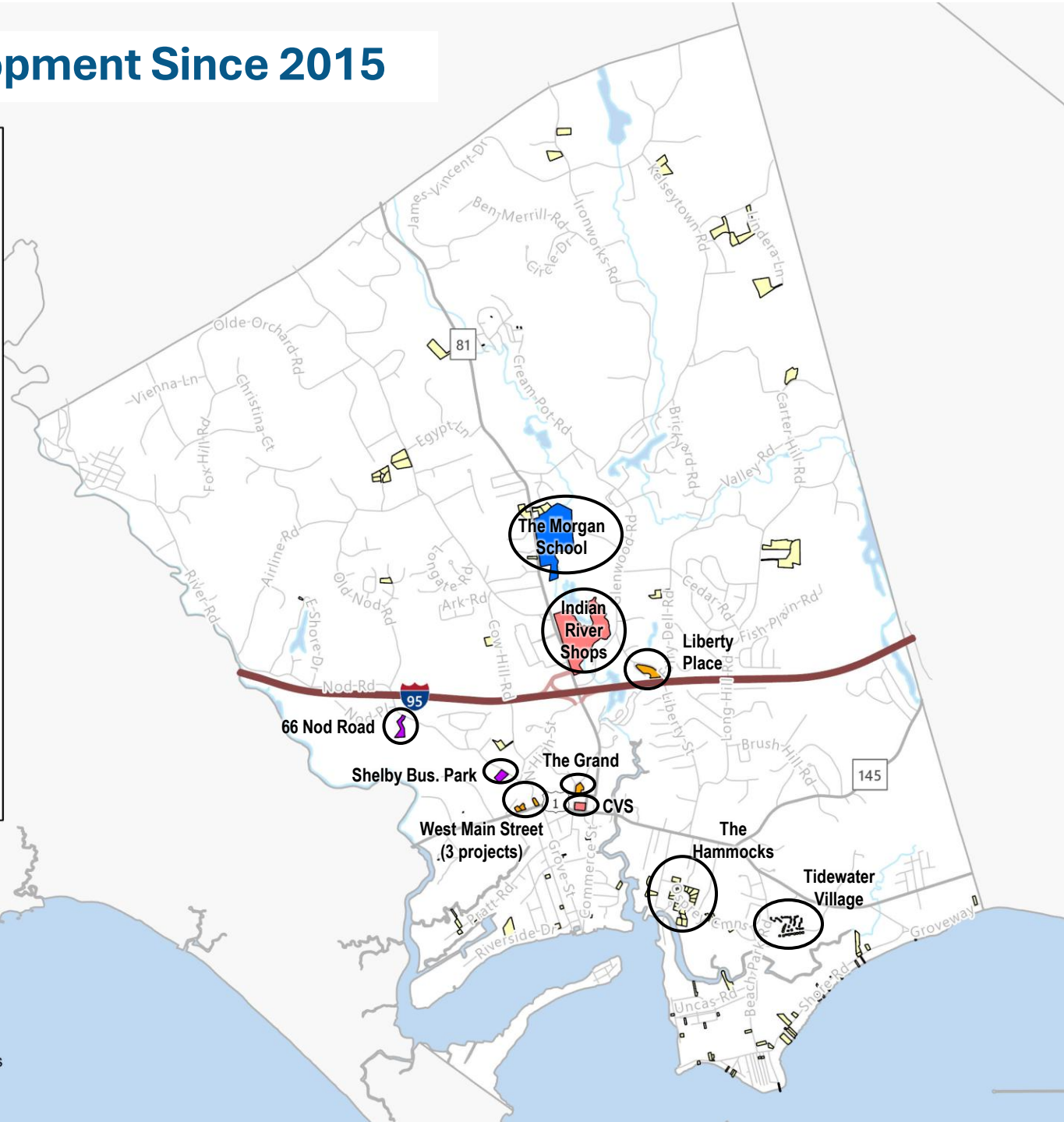


Recall: Development Since 2015

Generalized Existing Land Use

- Residential - Single Family
- Residential - 2-3 Family
- Residential - Condominium
- Residential - Multi-Family
- Residential - Mixed-Use
- Residential - Mobile Home
- Commercial
- Marine Commercial
- Industrial
- Institutional
- Open Space
- Recreation
- Cemetery
- Agriculture
- Undeveloped
- ROW
- Utility
- Water

Developed based on Town parcel data
and assessor land use codes as of January 2025



183 Acres

Developed Since 2015

Major Residential Developments

- Tidewater Village
- The Grand at Station
- The Hammocks
- Liberty Place
- West Main Street (3 projects)

Major Non-Residential Developments

- The Morgan School
- Indian River Shops (Big Y)
- CVS (West Main Street)
- Shelby Business Park
- 66 Nod Road

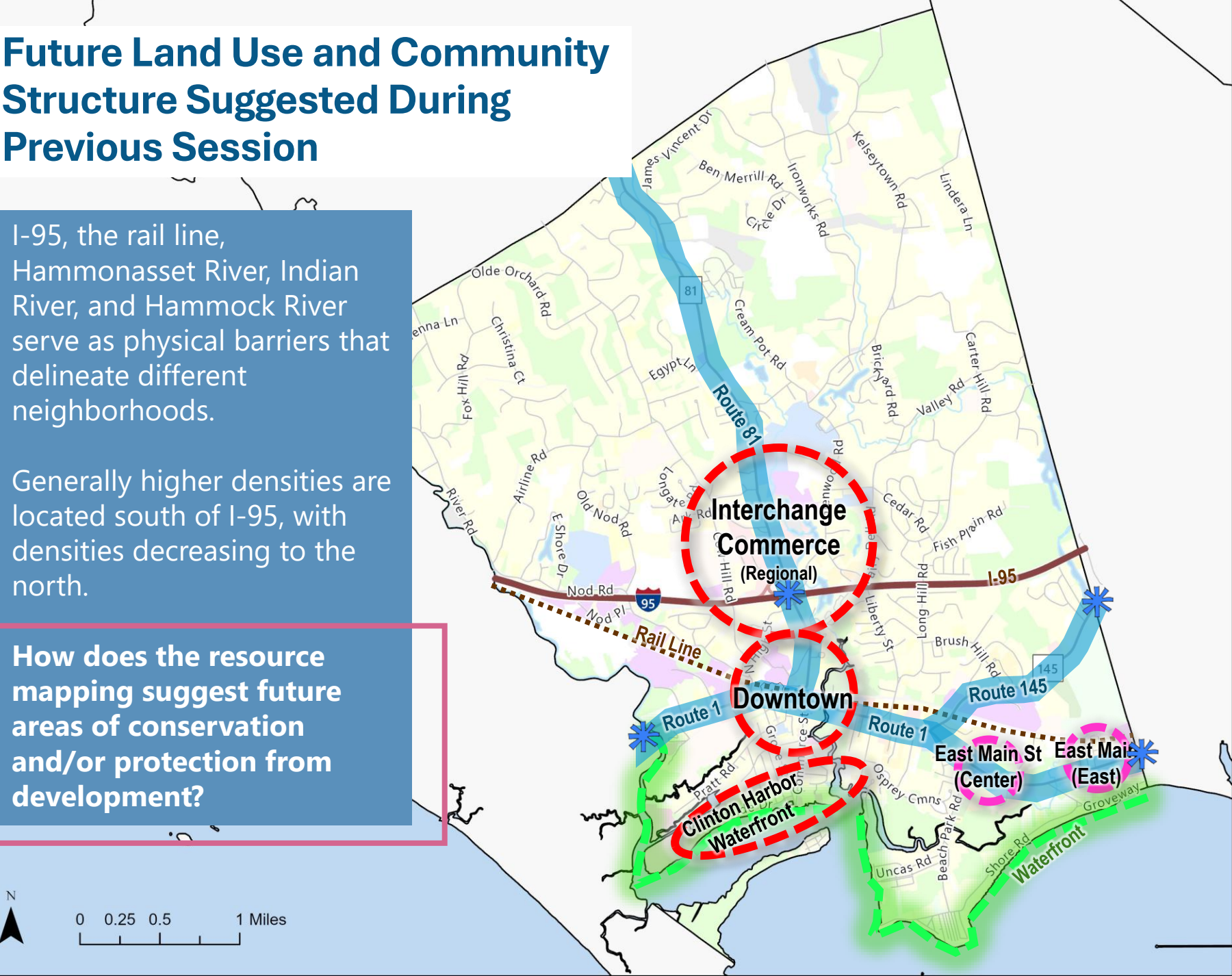
In addition to the major projects listed above, there have been numerous scattered infill developments and small subdivisions that have occurred over the last decade

Future Land Use and Community Structure Suggested During Previous Session

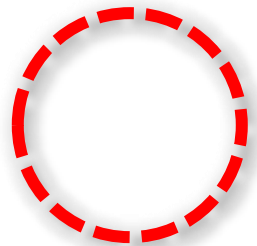
I-95, the rail line, Hammonasset River, Indian River, and Hammock River serve as physical barriers that delineate different neighborhoods.


Generally higher densities are located south of I-95, with densities decreasing to the north.


How does the resource mapping suggest future areas of conservation and/or protection from development?





Node	Activity Center
Corridor	Primary Connections
Gateway	Entry Point

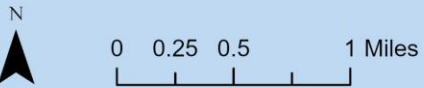
**Primary Node**

**Secondary Node**

**Gateway**

**Corridor**

**Waterfront**





Town of Clinton **Plan of Conservation and Development**

Topic: Historic and
Cultural Resources;
The Arts in Clinton



Situation

- **Challenges:** Clinton has multiple historic districts and many resources in Town; preserving existing resources and maintaining district character can be a challenge. Historic resources are hard to make resilient to flooding and other stressors, and they are often in locations of desired economic activity. New uses may be incompatible with historic aspects of buildings.
- **Looking Ahead:** What are the future needs for the Town's many historic resources? What are there opportunities to incorporate and expand upon the arts scene?
- **The POCD Should:** Ensure that Clinton can access funds when they are available for historic preservation and resilience; identify tools for expanding the arts, cultural, and entertainment opportunities; and link historic resources and the arts to other themes like downtown economic activity and an active marina district.

Did You Know?

- The **National Register of Historic Places** is an inventory of buildings, structures, sites, areas, and objects significant in American history, architecture, archaeology and culture that is maintained by the National Park Service (NPS). It is the official list of the nation's cultural and historic properties and includes sites in the National Park System, National Historic Landmarks and properties of national, state, and local significance.
- The **State Register of Historic Places** is an official listing of properties and sites important to the historical development of Connecticut.
- **Local Historic Districts** (LHDs) offer protection and involvement from the community. A LHD is established and administered by the community itself, to protect distinctive and significant characteristics.

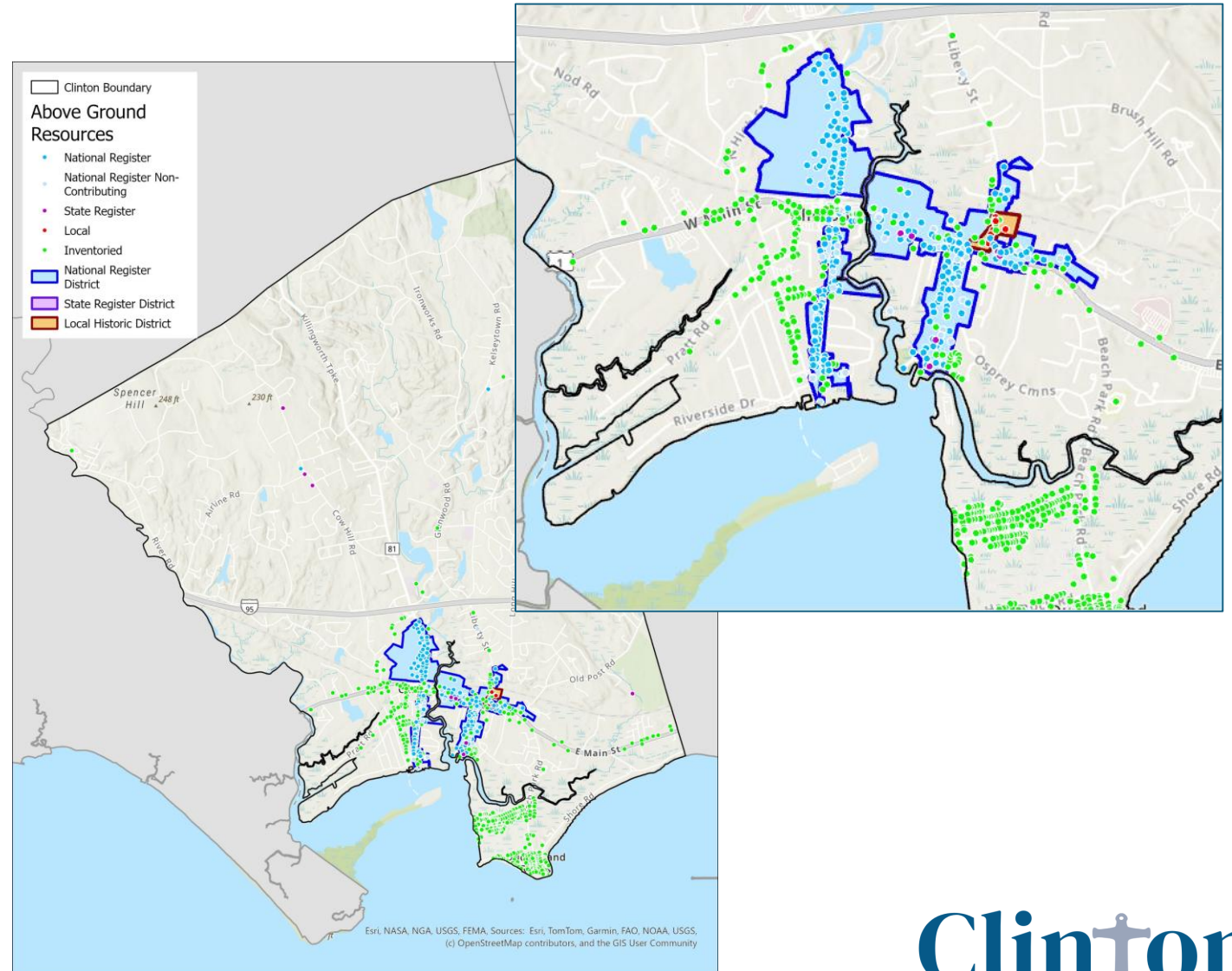
Did You Know?

- According to SHPO, “Connecticut has 65 National Historical Landmarks, more than 51,000 properties listed on the National Register, more than 75,000 properties listed on the State Register, and over 125 historic districts and 8,000 buildings designated at the local level.”
- A Certified Local Government is a “municipality that has entered into an agreement with the National Park Service and the State Historic Preservation Office to take a more intentional role in preservation planning in its community.”
 - ***Clinton is a certified local government***
 - *Guilford and Old Saybrook are as well; Madison and Westbrook are not.*
- SHPO undertook an extensive digitization and GIS mapping process in 2016-2017 and 2022-2023, and all above-ground resources are easy to explore in the ConnCRIS viewer.

Historic Districts

Overview

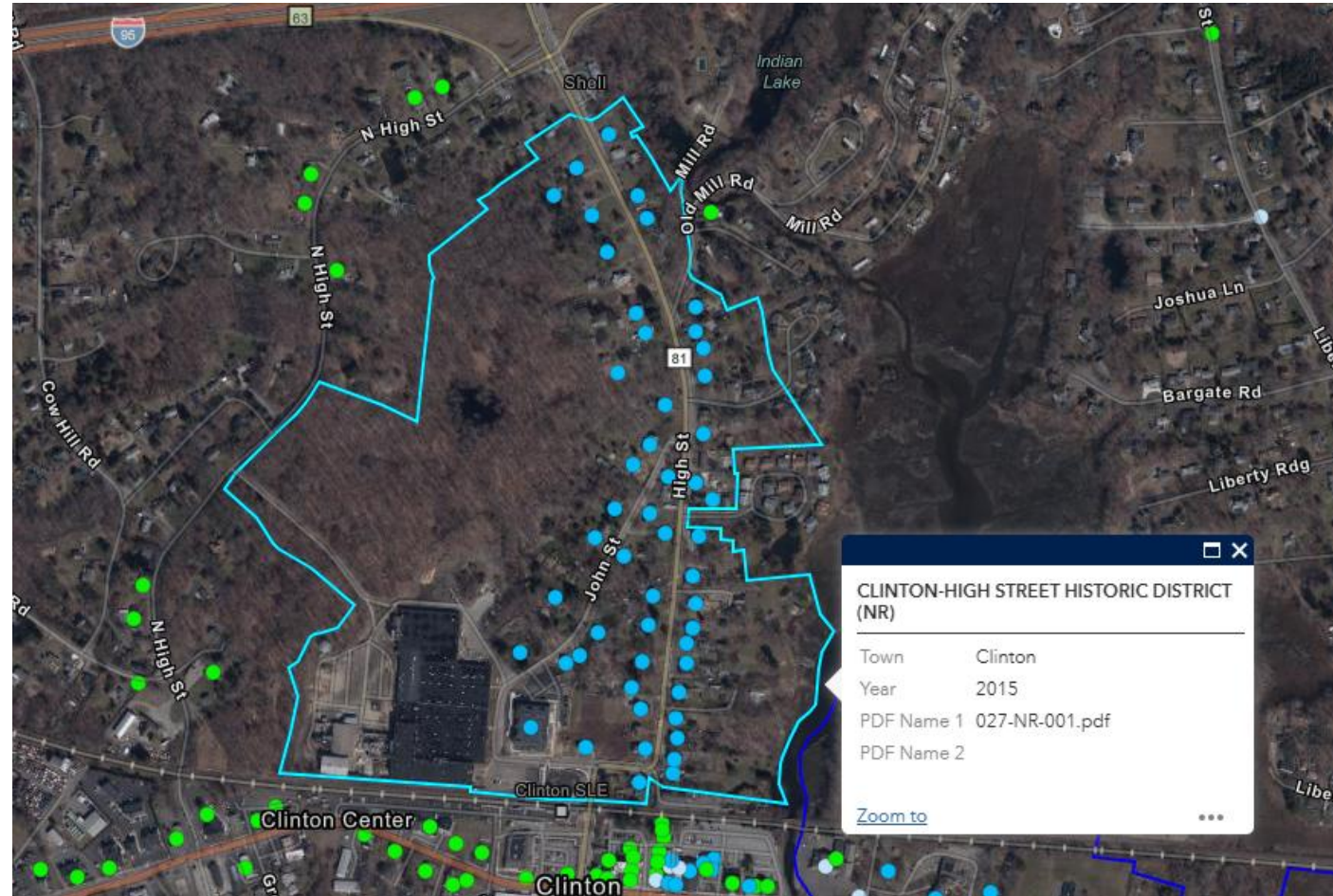
- Three districts are on the National Register:
 - ✓ High Street District
 - ✓ Commerce Street District
 - ✓ Clinton Village District
- Liberty Green Historic District – this is a *local* historic district that partially overlaps with the Clinton Village District
- As a CLG, Clinton could take steps to further historic resource designation
- *Let's take a closer look at mapping...*



Historic Districts

High Street District

- Blue dots (National register) are structures that contribute to the district

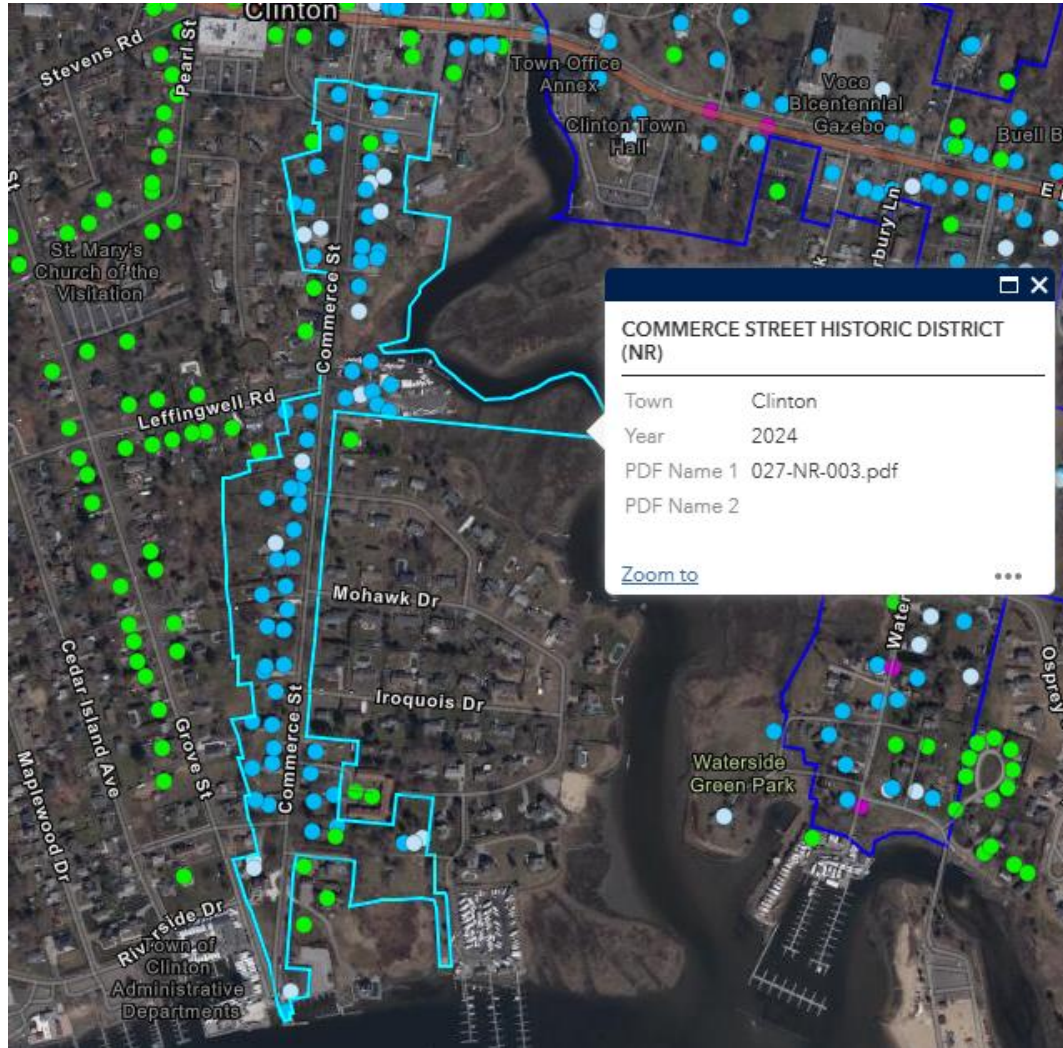


In general, a resource needs to be >50 years old and meet other criteria to be considered historic

Historic Districts

Commerce Street District

- Blue dots (National register) are structures that contribute to the district
- Light blue dots are non-contributing structures located inside the district
- Green dots are inventoried structures inside the district



In general, a resource needs to be >50 years old and meet other criteria to be considered historic

Historic Districts

Liberty Green District

- Red dots (Local inventory) are structures that contribute to the district
- Blue (National), purple (State), and green (inventoried) dots are historic structures that do not contribute to the district, but are located inside

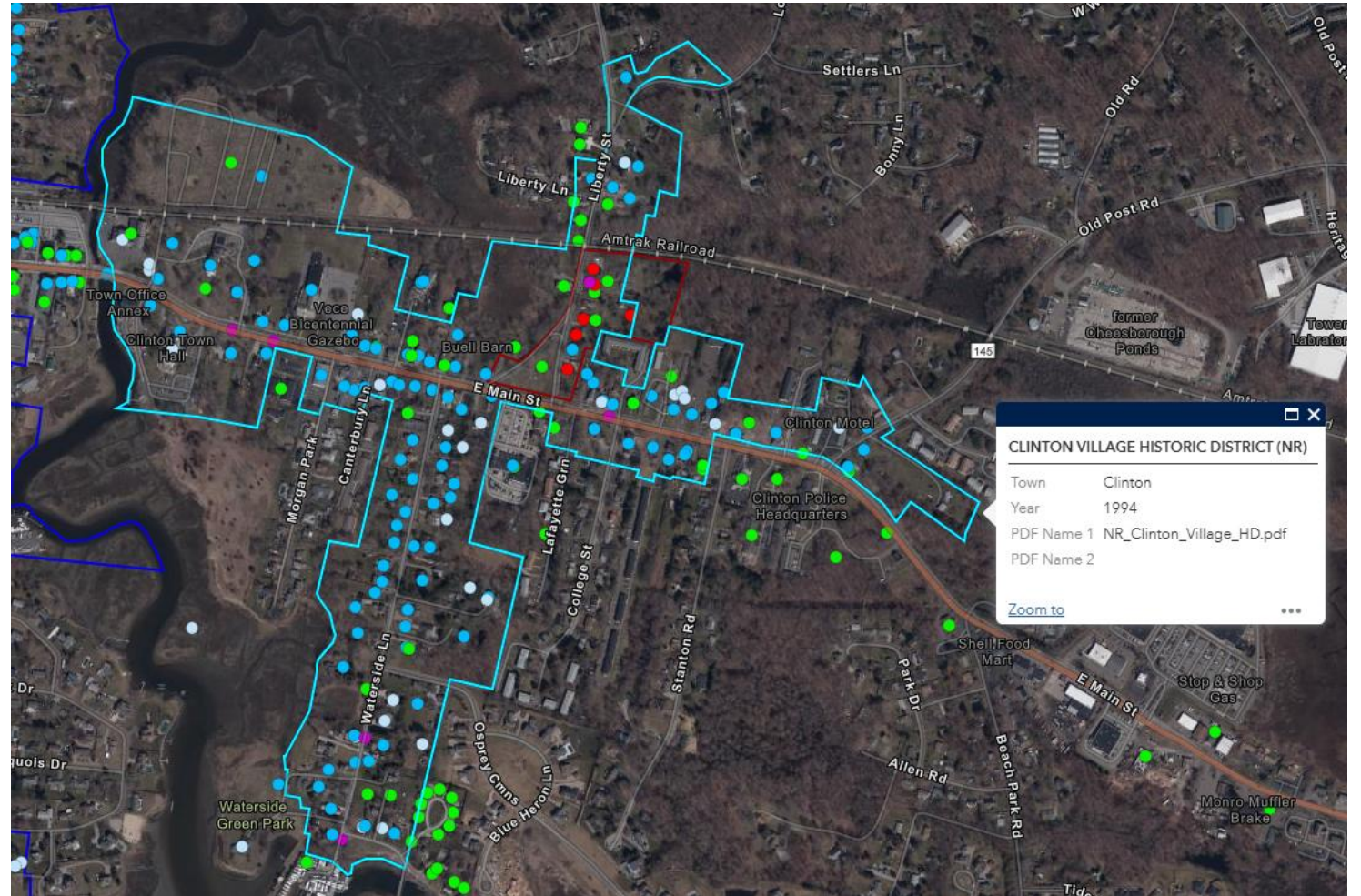


In general, a resource needs to be >50 years old and meet other criteria to be considered historic

Historic Districts

Clinton Village District

- Blue dots (National register) are structures that contribute to the district
- Light blue dots are non-contributing structures located inside the district
- Green dots are inventoried structures inside the district
- Purple dots (State) are historic structures that do not contribute to the district, but are located inside
- Red dots (Local) are historic structures that contribute to the Local district

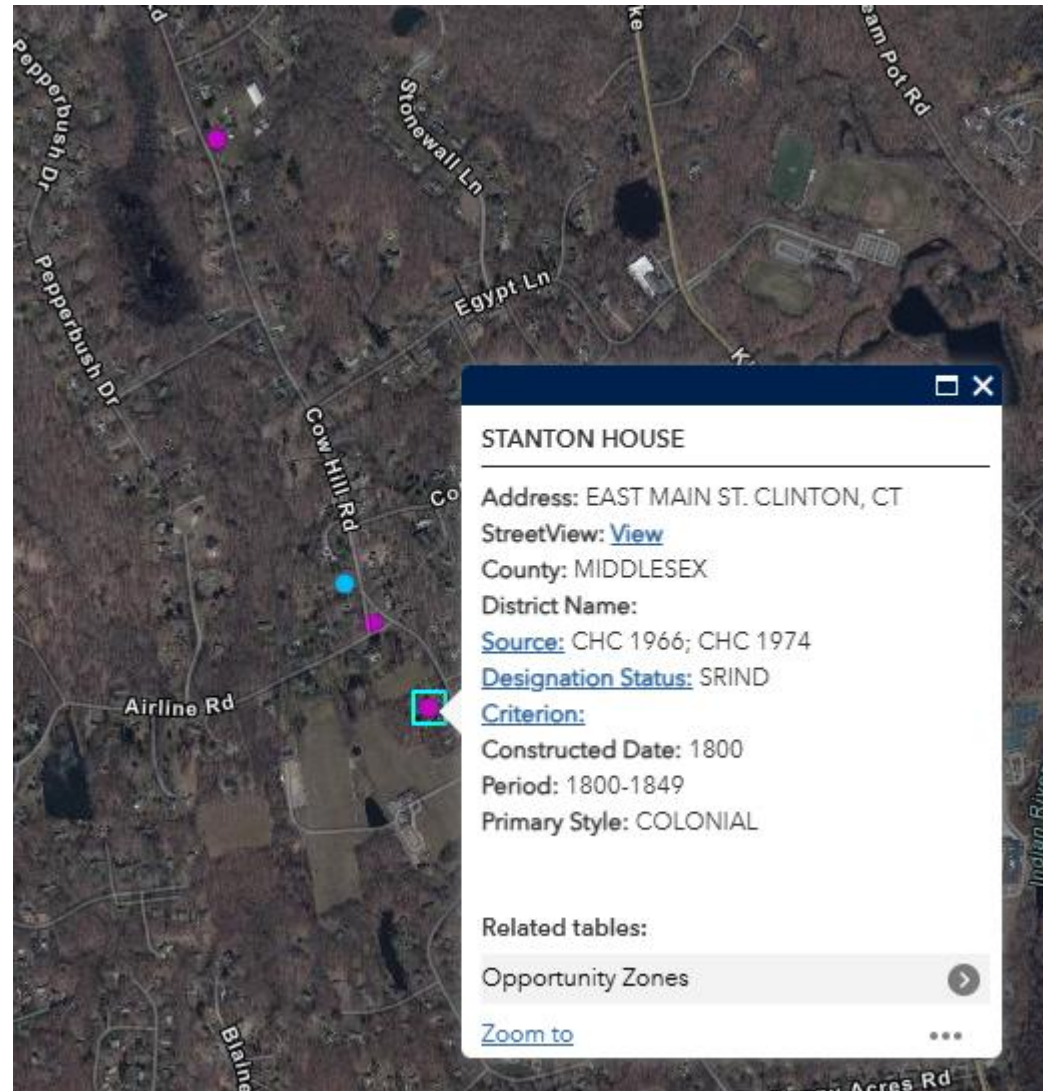


In general, a resource needs to be >50 years old and meet other criteria to be considered historic

Other Concentrations of Resources

Cow Hill Road

- Wilcox Farmstead
- William Stevens House
- Cow Hill School
- Stanton House

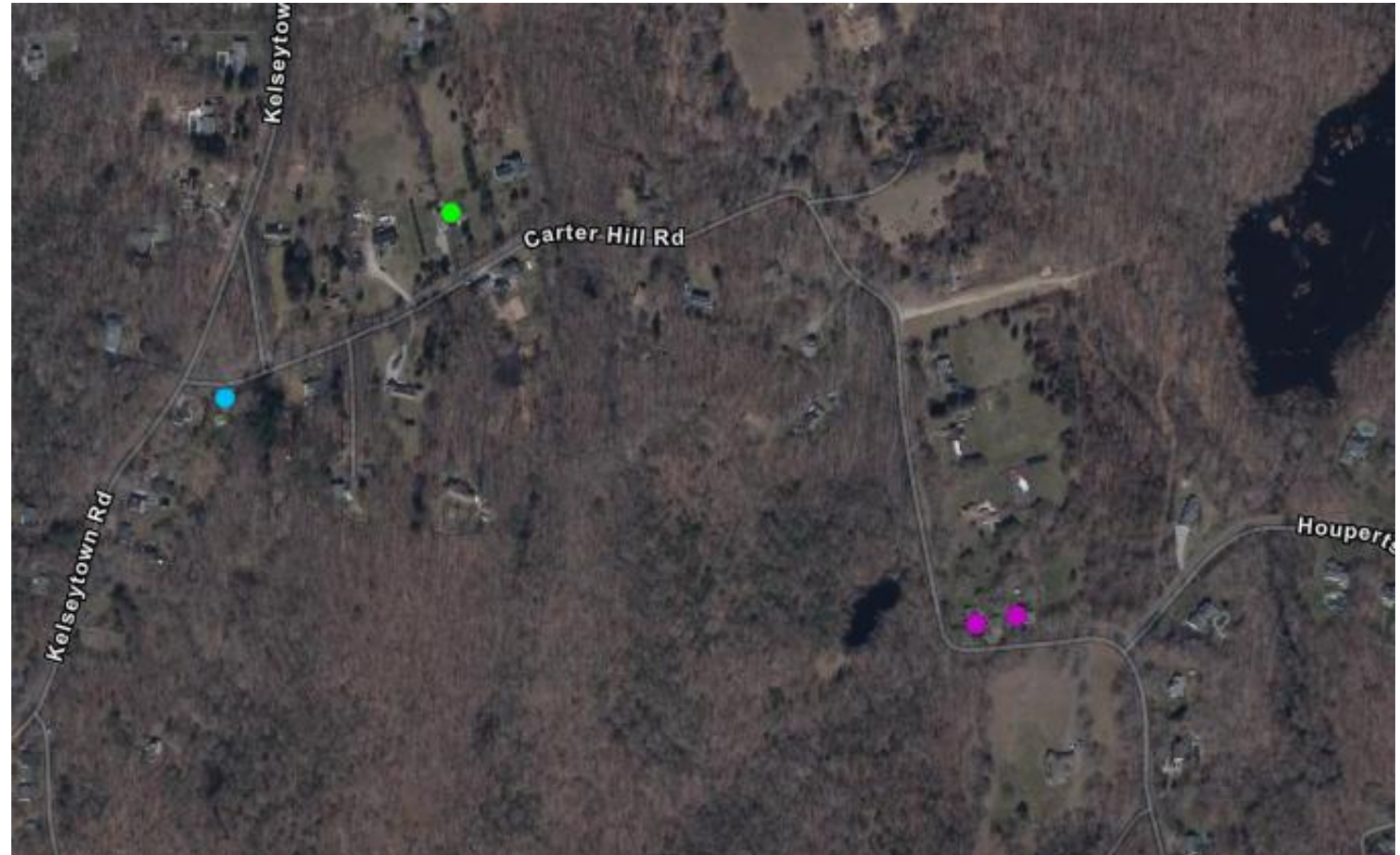


In general, a resource needs to be >50 years old and meet other criteria to be considered historic

Other Concentrations of Resources

Carter Hill Road

- Carter Hubbell House
- Carter Farm
- Carronade House
- Benjamin Carter House

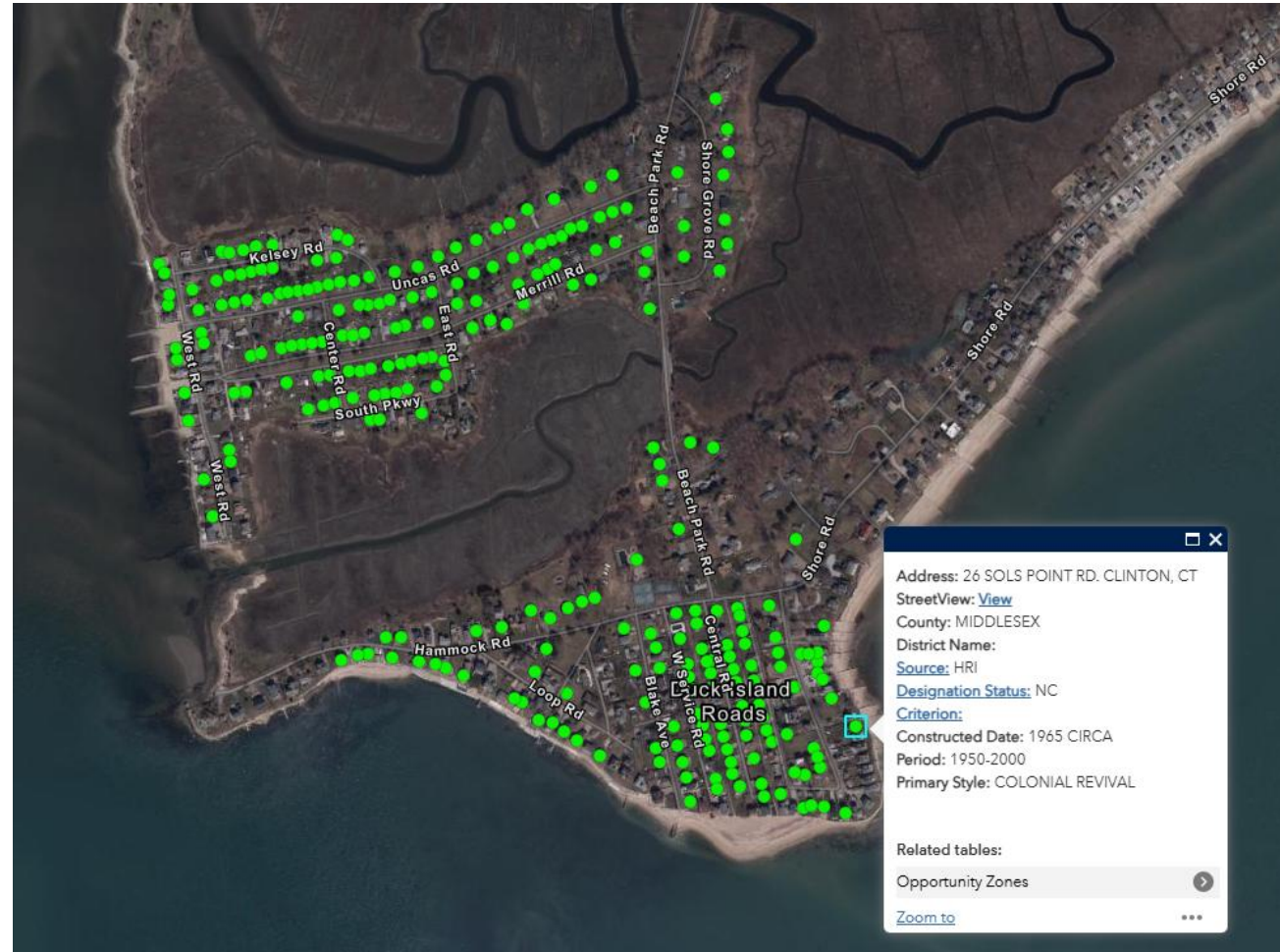


In general, a resource needs to be >50 years old and meet other criteria to be considered historic

Other Concentrations of Resources

Coastal Areas

- Hammock Parkway/Uncas Road area
- Beach Park Road/Shore Road and southward



In general, a resource needs to be >50 years old and meet other criteria to be considered historic

Other Concentrations of Resources

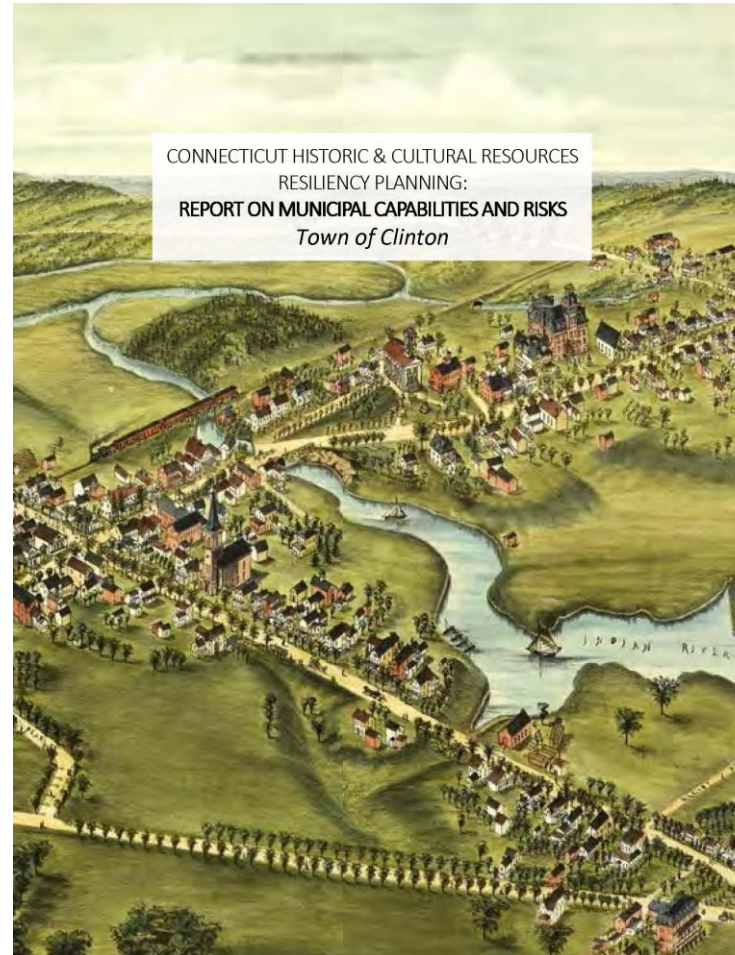


- Downtown
- Grove Street corridor
- East Main Street
- And others here and there!

Historic and Cultural Resource Challenges

Resiliency Report

- Planning process undertaken by SHPO and consultants in 2016-2017
- SHPO met with municipal staff and a “Clinton Council of Beaches Coastal Resilience Group”
- A report was issued to the Town, but no mandate was in place to accept or adopt the plan
- Strategies included ensuring that resources are inventoried; and that departments know how to adapt historic resources and protect them during storm and flood recovery efforts



Contents

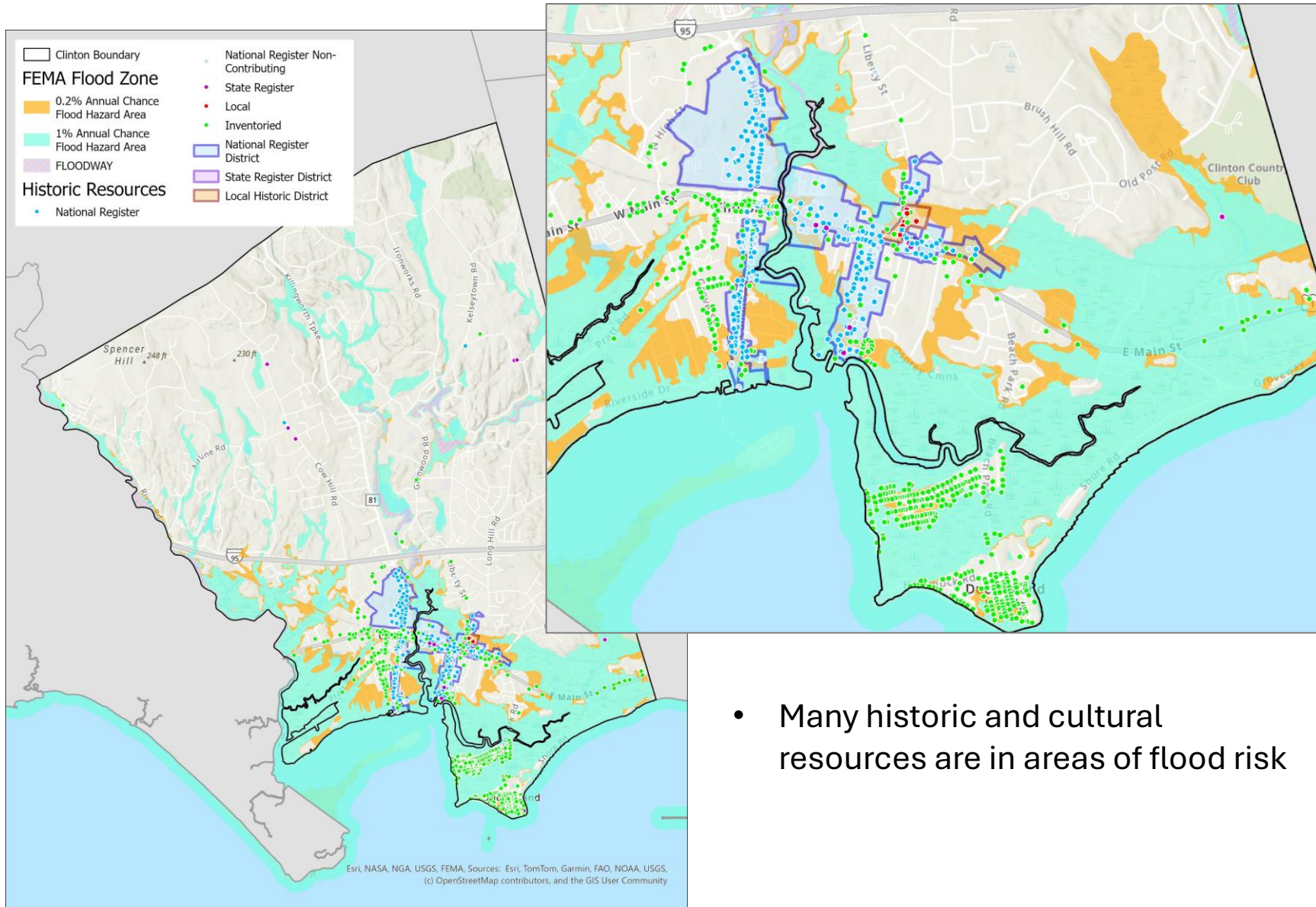
Contents.....	ii
Table of Figures.....	ii
I. Introduction	1
Preface	1
Project Overview.....	2
Background	3
II. What's at Risk?.....	5
Risk Overview.....	5
Historic Sites and Structures at Risk	6
Risk Statement	7
III. Gap Analysis.....	15
Hazard Mitigation Plans.....	15
Plans of Conservation and Development.....	17
Coastal Resilience Plans	18
Ordinances and Regulations	19
Emergency Operations Plans	21
IV. Best Practices Review Meeting.....	22
Meeting Overview.....	22
Municipal Feedback	22
V. Next Steps.....	24
Strategy: Identify Historic Resources.....	24
Strategy: Revisit Historic Preservation Regulations and Ordinances.....	26
Strategy: Coordinate Regionally and with the State.....	27
Strategy: Incorporate Historic Preservation into Planning Documents.....	28
Strategy: Revisit Floodplain Regulations and Ordinances	29
Strategy: Educate	30
Strategy: Strengthen Recovery Planning	31
Strategy: Structural Adaptation Measures	32
VI. Project Arc.....	33
VII. References	34

Table of Figures

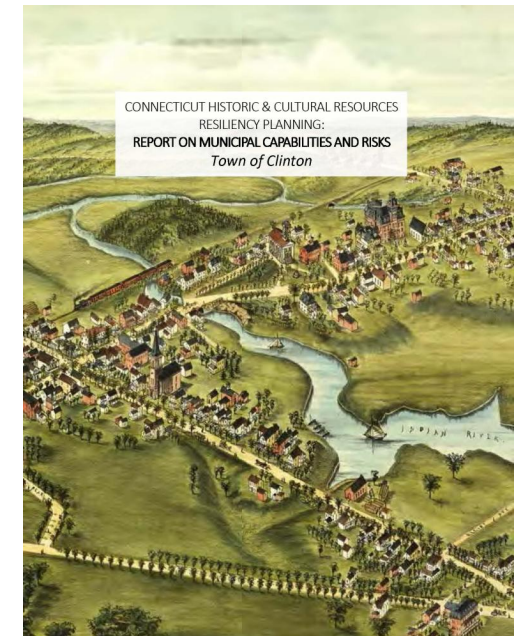
Figure 1: Historic Structures in the Special Flood Hazard Area	9
Figure 2: Historic Structures and the 3 foot and 6 foot sea level rise Area.....	11
Figure 3: Historic Structures in New London County.....	13

Cover: Clinton, CT 1881. O.H. Bailey & Co. www.shop.old-maps.com

Historic and Cultural Resources



- Many historic and cultural resources are in areas of flood risk



Clinton and the Arts

Background

- The Town hosts several groups and entities that are focused on the arts, and others that contribute to the community such as:
 - ✓ Clinton Arts Council
 - ✓ Clinton Art Society
 - ✓ Carter Hull Library
 - ✓ Art-related retail and Art/music events hosted at restaurants, pubs, and other businesses



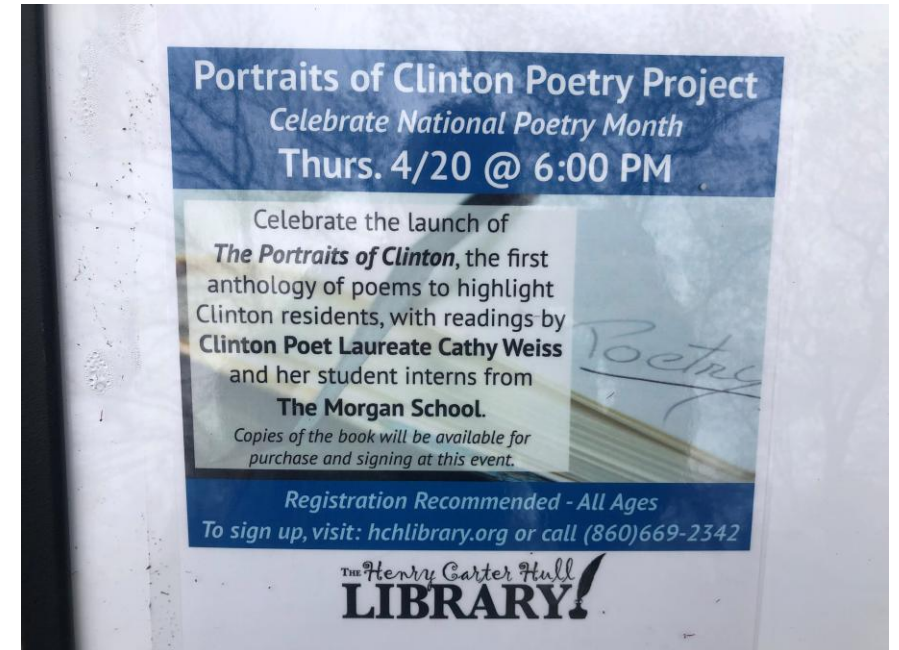
Clinton Arts Council Mission Statement (2019)

The Clinton Arts Council sustains, expands, and promotes the existing and future vibrant, diverse arts and cultural activities in the historic downtown, and throughout the town of Clinton. By making arts, entertainment, and educational opportunities in Clinton available to all of Connecticut, while promoting collaboration of the arts to many local organizations, the Arts Council is enhancing the quality of life for all in Clinton.

Clinton and the Arts

The Town's Sustainable CT Participation Captures the Importance of Arts

- Recall from our Sustainability Discussion that Category 4 is “Support Arts and Creative Culture” and this category recognized that Clinton had:
 - ✓ Established a poet laureate
 - ✓ Included arts and culture in publicly available municipal marketing
 - ✓ Established an arts council
 - ✓ Established an arts district
 - ✓ Promoted events at local library through municipal outlets



Poetry Event Promotion

Clinton and the Arts

Arts District Establishment

- March 2019
- Recognizes the Arts Council
- Suggests a “blueprint” that fosters awareness and POCD recognition
- Delineates the arts district
- Provides connection to economic vitality

BOARD OF SELECTMEN
TOWN HALL ROSE ROOM
MARCH 06, 2019
MINUTES

ARTS DISTRICT

Sadie Colcord with CERC and Carrie Allen both spoke in support of forming an Arts District. The Arts District will not impact current zoning or design review. Walter made a motion, seconded by Sengle and unanimously approved the following resolution to designate an arts district for the Town of Clinton.

A RESOLUTION OF THE TOWN OF CLINTON BOARD OF SELECTMEN TO DESIGNATE AN ARTS DISTRICT FOR THE TOWN OF CLINTON, CT

WHEREAS a Clinton Arts District has been designated to: enhance a culture of arts; to create universal access for Clinton artists and cultural arts organizations; and to contribute to the vibrancy of the area in a collaborative and supportive arts community;

WHEREAS the Clinton Arts Council formed on March 6, 2019 to begin collaborative efforts to improve and enhance a culture of arts, with an emphasis on creating a downtown cultural Arts District for Clinton;

WHEREAS establishing the Arts District will encourage continued collaboration among Clinton's many creative organizations, events and historic and cultural assets (venues, facilities, locations, etc.), and contribute to sustainable creativity and innovation within Clinton;

WHEREAS the impact of an Arts District is measurable. Currently, Clinton offers many cultural arts events through collaborative efforts of diverse organizations each year as a local and regional attraction and resource. The cultural arts draw residents and tourists who also support adjacent businesses such as restaurants, lodging, marine and retail. The presence of cultural arts also enhance property values, the profitability of surrounding businesses and the area's tax base;

WHEREAS the Clinton Arts Council will create and publish a Clinton Cultural Arts Blueprint as a detailed plan with forethought and design to provide four overarching support areas for guiding the cultural arts initiative in Clinton:

Create a Clinton Cultural Arts Strategic Blueprint;

1. Increase community awareness and appreciation of the arts by identifying and promoting opportunities to naturally engage with artists and art related experiences;
2. Foster a supportive environment for artists and art organizations to connect through advocacy, professional development, marketing, and the identification of funding sources; and
3. Complement Clinton's Plan of Conservation and Development.

NOW THEREFORE BE IT RESOLVED that the Town of Clinton Board of Selectmen establishes the Clinton Cultural Arts District to:

BOARD OF SELECTMEN
TOWN HALL ROSE ROOM
MARCH 06, 2019
MINUTES

Be focused on the geographic area extending from the properties of the Liberty Green Historic District and East Main Street westerly to North High Street and West Main Street, as well as northerly along Hull Street from the intersection of West Main Street to include John Street and the Unilever Factory;

1. Encourage the exploration of and participation in the Clinton Arts District through a wide variety of art and cultural experiences unique to Clinton and, activate the area to support Clinton's position as a truly unique and authentic cultural arts destination;
2. Endorse the goals of economic vitality and enhance Clinton's quality of life and quality of place through participation in the development of and support of the Clinton Arts District;
3. Encourage the Town of Clinton to promote the Clinton Arts District through the strategic attraction and retention of arts and culture-related businesses, preservation of cultural and historical assets, downtown revitalization initiatives and capitalize on new and existing investment in the downtown central business district to positively impact the cultural arts district;
4. Identify a Town Board liaison for the Clinton Arts Council in support of the Clinton Arts District;
5. Direct through the Town of Clinton active support and cooperation with the Clinton Arts Council to further develop, maintain and encourage the economic vitality and sustainability of the Clinton Arts District; and
6. Agree that the Clinton Arts Council will provide support, programming and work directly for the long term sustainability of the Clinton Arts District.

ALL OF WHICH IS RESOLVED

by the Board of Selectmen in the Town of Clinton this 6 day of March 2019.

Board of Selectmen of Clinton, Connecticut.

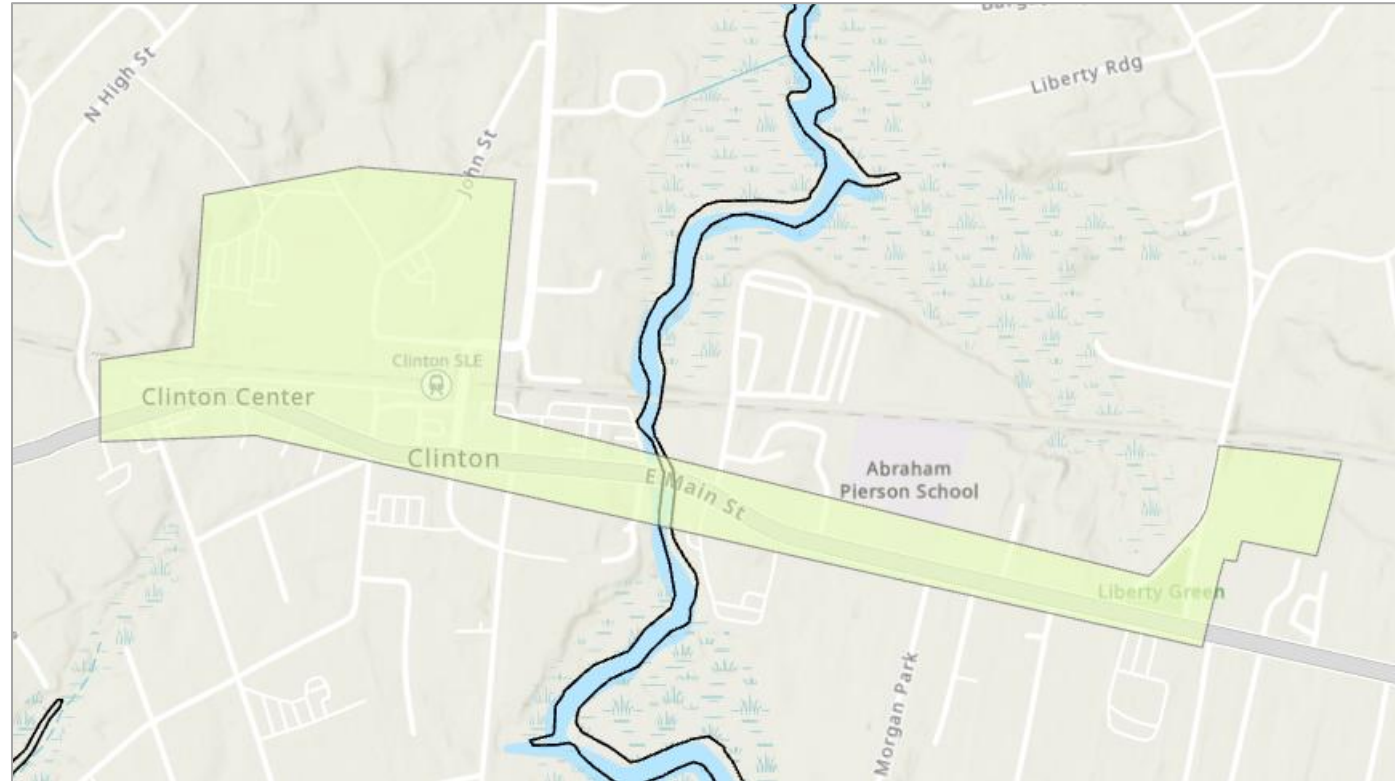
Scherban made a motion, seconded by Sengle to appoint the First Selectman as the liaison to the Arts District Board. The motion was unanimously approved.

Guerra made a motion, seconded by Scherban to add agenda item 9A – Substance Abuse and Mental Health Services Grant. The motion was unanimously approved.

Clinton and the Arts

Arts District

“Focused on the geographic area extending from the properties of the Liberty Green Historic District and East Main Street westerly to North High Street and West Main Street, as well as northerly along Hull Street from the intersection of West Main Street to include John Street and the Unilever Factory”



Clinton and the Arts

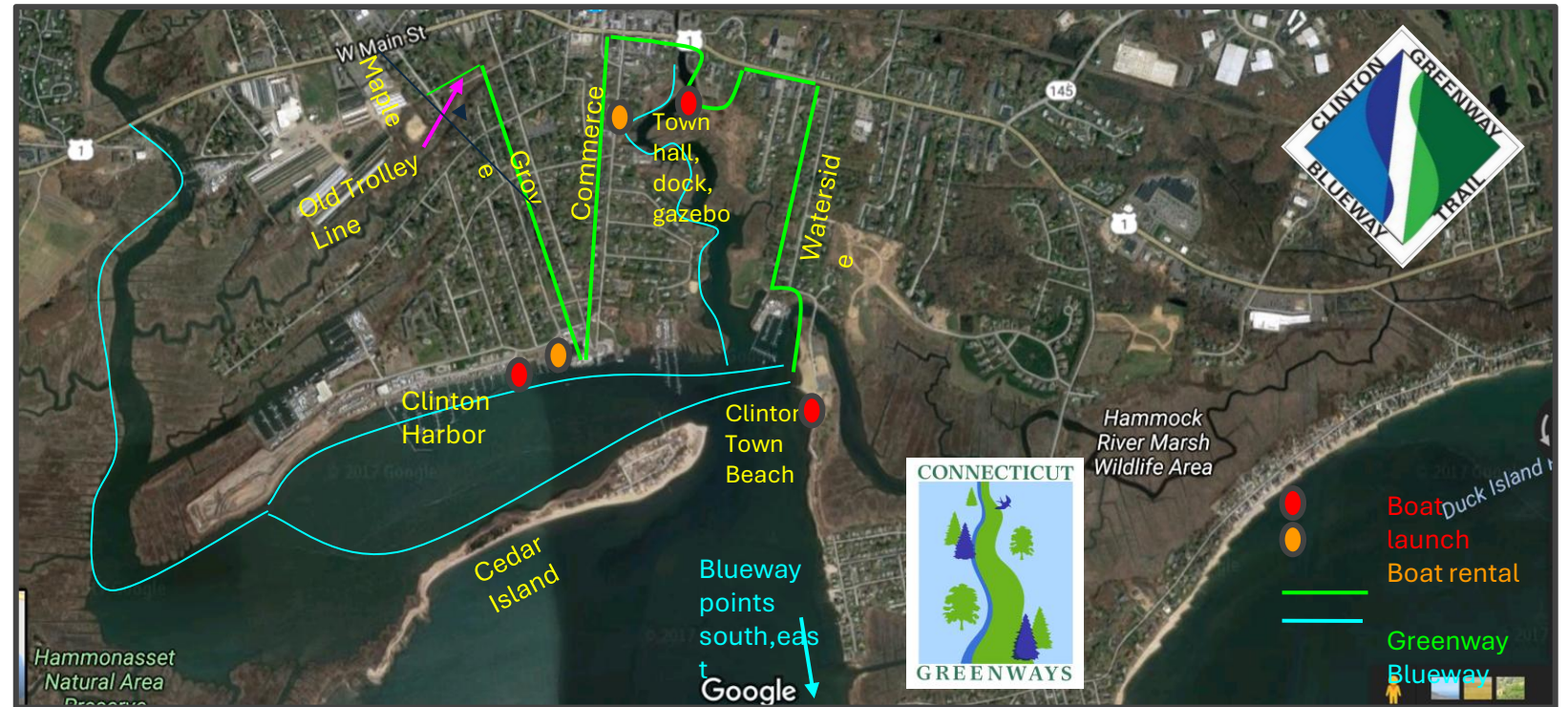
What Have We Heard? Residents are Supportive.

- Leverage Clinton's arts and antiques heritage
- Community venue for plays and shows, an arts venue
- Small size town with much to offer with Arts and entertainment like the George Flynn concerts, summer concerts , scarecrow contest and Clinton in Christmas event.
- The single biggest opportunity Clinton has is the old Unilever property. With the proper stewardship it could become a thriving commercial, residential and arts community that attracts people from near and far. Also, fill empty storefronts and improve blighted buildings.
- Bringing more theater and the arts to downtown to attract more visitors. Preserving and maintaining buildings and homes along Rte. 1. Especially preserving historic buildings and landmarks.
- The town also needs a better place for our community to gather for music, events, and activities (which should be offered more).
- Good art scene

Clinton and the Arts

Remember the Blueway/Greenway Plan?

- **Greenway segments** are aligned with the Commerce Street Historic District, the Clinton Village Historic District, and the Grove Street corridor with many inventoried structures



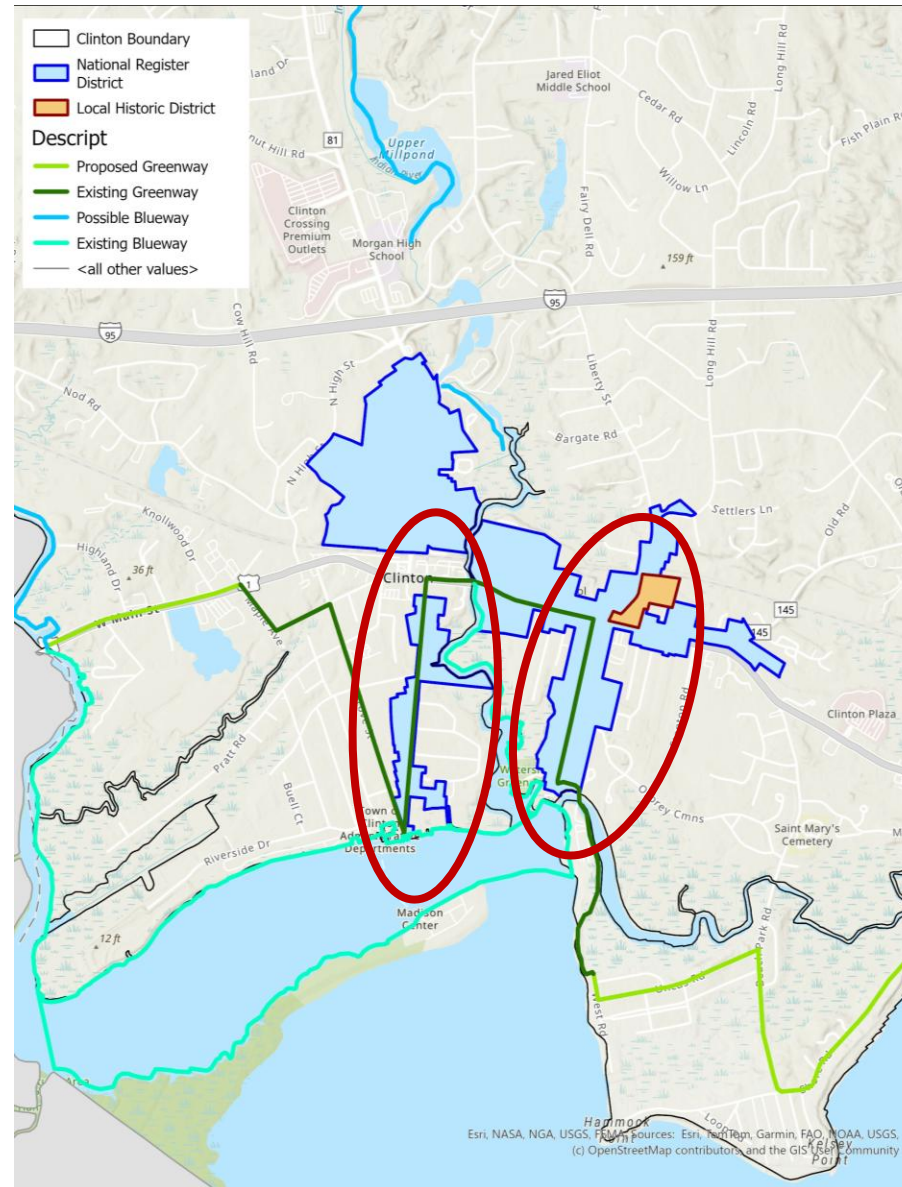
Clinton and the Arts

Overlapping Resources Suggest:

- Is there potential for “arts corridors” to be established where these overlap:
 - ✓ The arts district
 - ✓ Historic and cultural resources (structures) and historic districts
 - ✓ Blueway/greenway alignments

Things to consider:

- Municipal vs. private property for opportunities
- Annual vs. ongoing events
- Suitable attractions and events





Town of Clinton **Plan of Conservation and Development**

Topic: Transportation
and Mobility



Roadway System

Roadway Functional Classification

Functional Class Description

- Interstate
- Other Freeway and Expressway
- Other Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- State Roads

CT DOT State Functional Classification (2024).

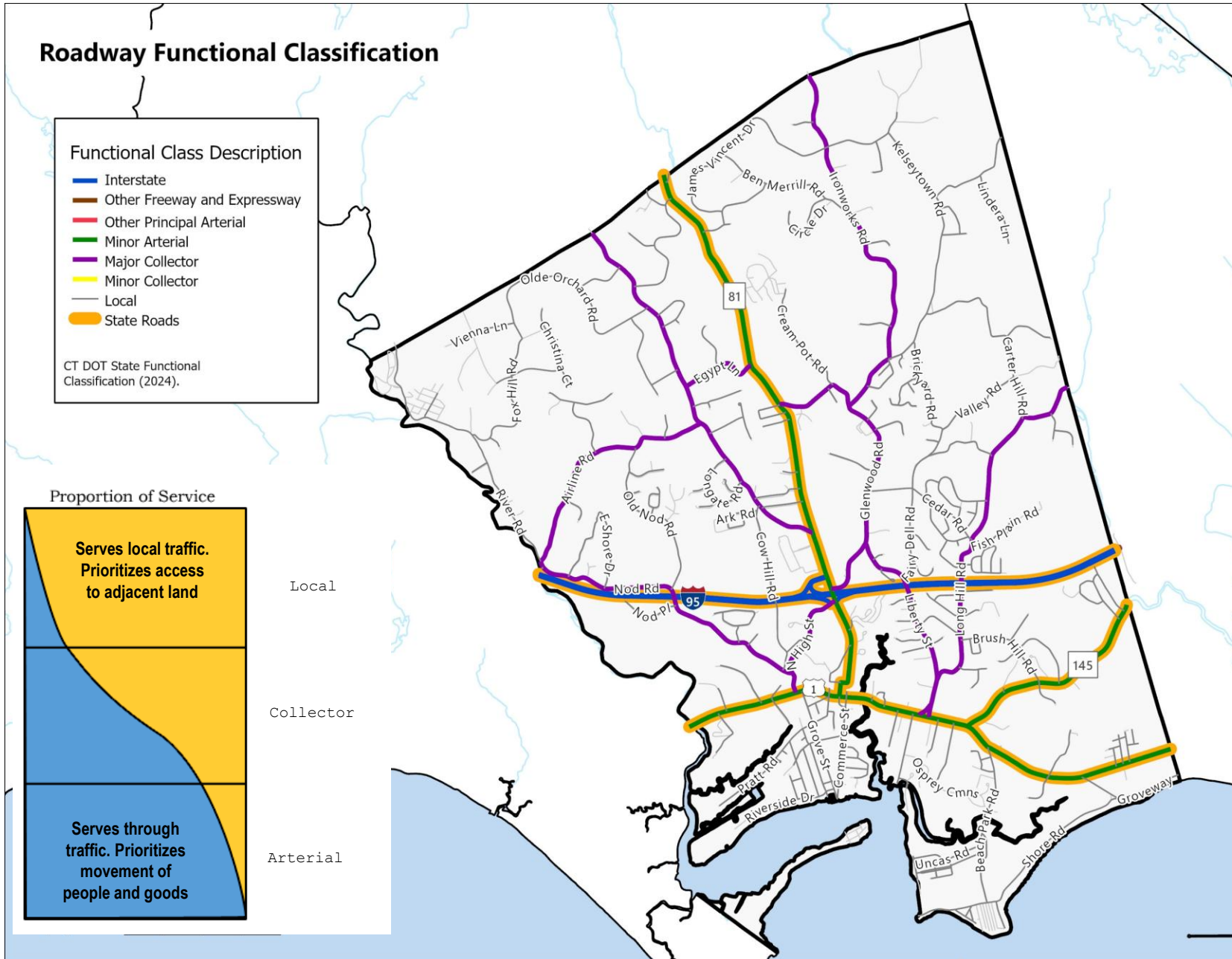
Proportion of Service



Local

Collector

Arterial

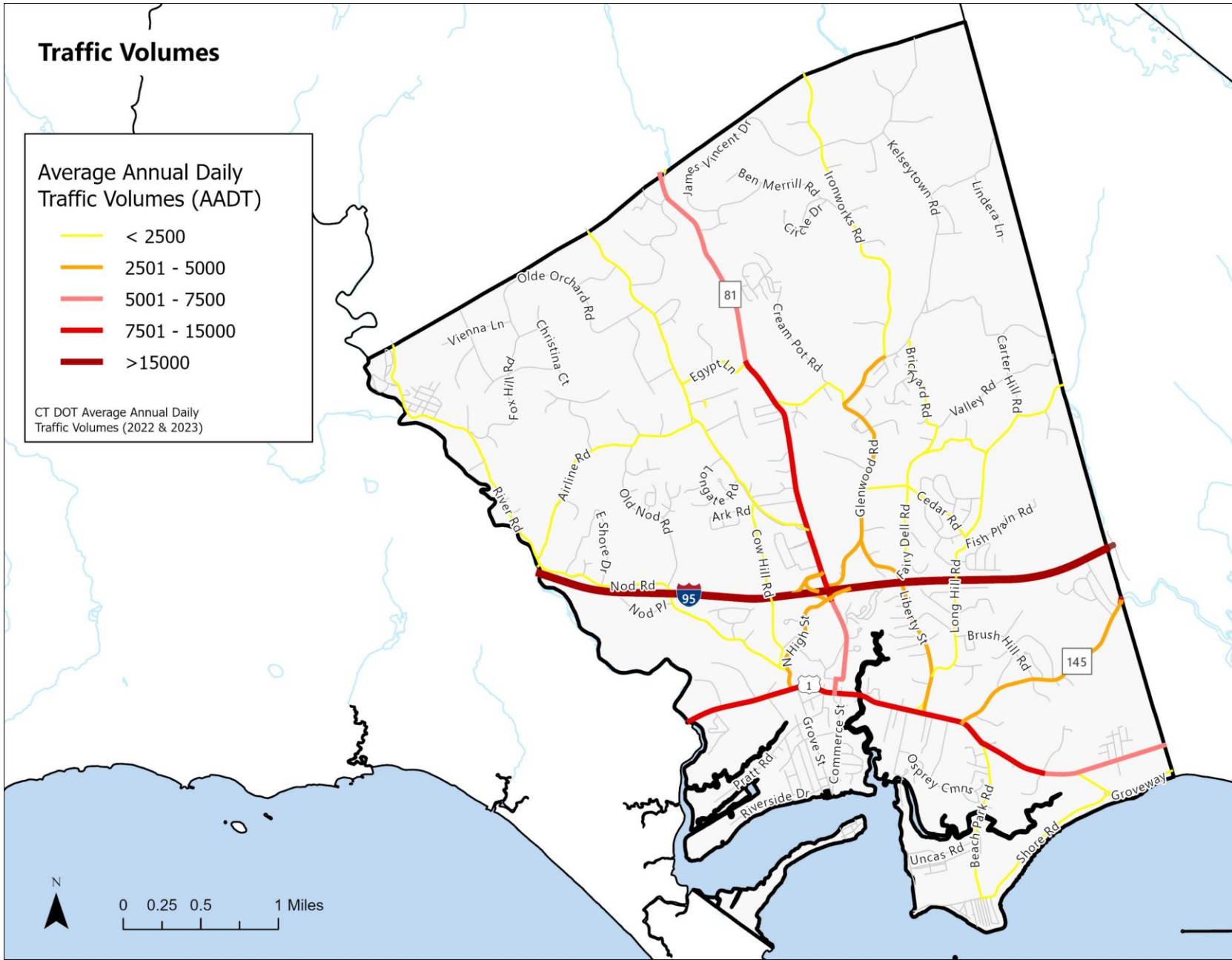


- Roadway Functional Classification is a hierarchal system of roadway service, ranging from local roads – to minor arterials- to interstates traversing through town.
- Principal Arterial: Designed for high-volume, long-distance travel, with limited access points (I-95).
- Minor Arterial: Similar to principal arterials but with lower traffic volumes and more access points (Routes 81, 145, 1).
- Major Collector: Connects smaller roads to the arterial system, carrying moderate traffic volumes (Glenwood Rd, Long Hill Rd, etc)
- Minor Collector: Distributes traffic within neighborhoods and smaller areas.
- Local Roads: Provides access to residential and commercial properties, with low traffic volumes.

Roadway System

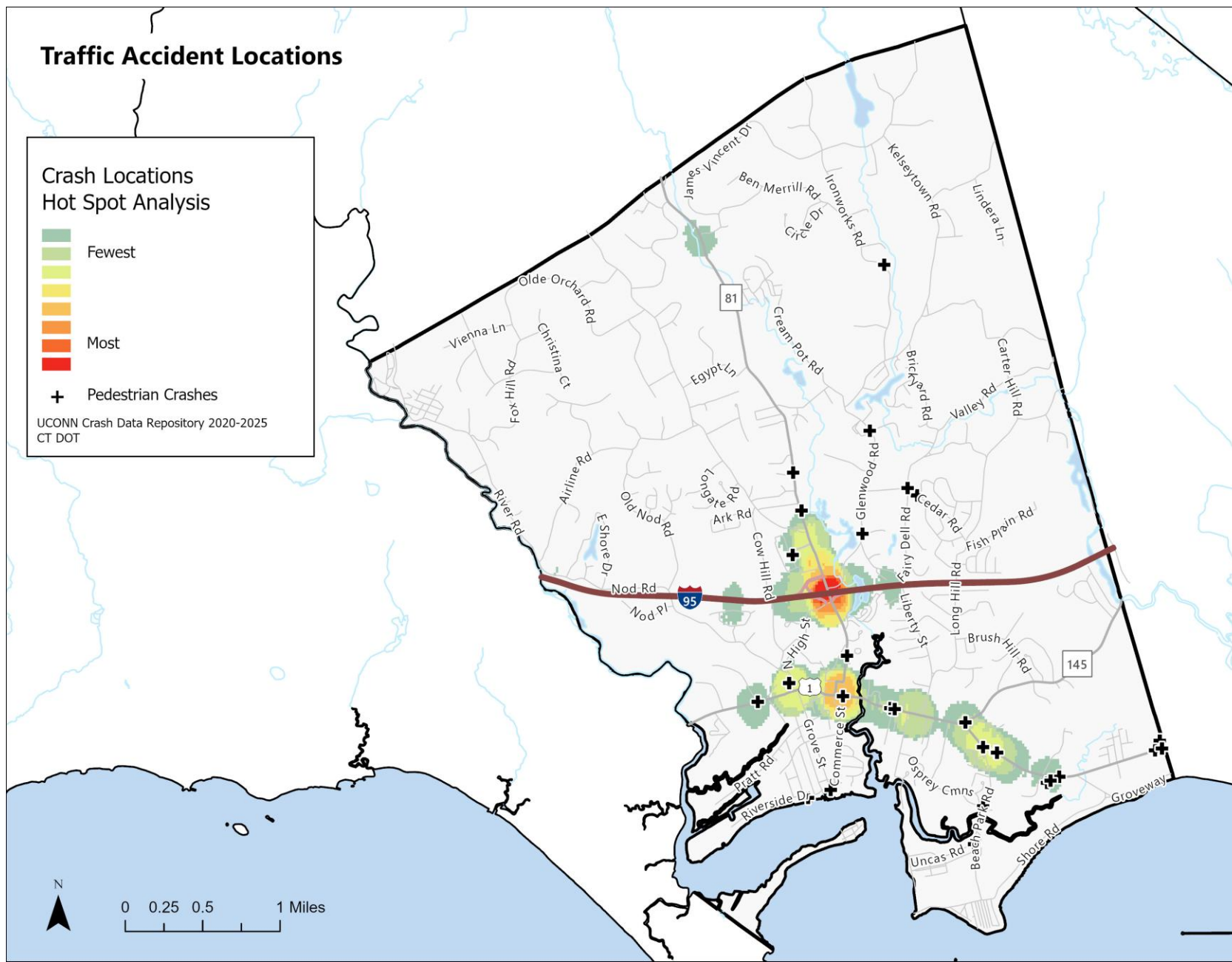
- Land use regulations and planning should take into consideration the roadway classification. For example, more intensive traffic generators such as commercial shopping centers should be served by arterials, while smaller scale neighborhood commercial uses can be served by minor and major collectors.
- Minor arterials (State roads) including Route 81, US 1 and Route 145 and major collectors such as Iron Works Rd, Cow Hill Rd, Long Hill Rd, Airline Rd, Nod Hill Rd, Egypt Ln and Glenwood Rd may be eligible for funding through Local Transportation Capital Improvement Program (LOTICIP) and Surface Transportation Block Grant Program (STBG).
- The majority of Clinton's roads are local.

Traffic Volumes



- Outside of I-95, greatest Annual Average Daily Traffic (AADT) volumes are seen on Route 81 near the interchange with volumes ranging from 13,300 – 14,600 vehicles per day.
- Route 1 in Downtown Clinton has an AADT 11,600 vehicles per day.
- The Route 1 gateway near Madison has an AADT of 8,000 vehicles per day, while near Westbrook there are slightly lower levels at 7,100.

Traffic Safety



- According to Connecticut Crash Data Repository (CCDR), since 2020 there have 1,080 reported crashed in Clinton (187 on I-95).
- Vehicle accident concentrations are:
 - Route 81 and I-95 interchange
 - Intersection of Hull Street and US Route 1
 - High Street and Route 1
 - Route 1 (East Main St) from Route 145 to Clinton Town Center Shopping Center
- There were 29 accidents involving pedestrians, mostly along Route 1 Corridor.

Roadway Improvements

- Clinton's DPW is responsible for maintaining nearly 80 miles of town roads and over 10 miles of sidewalks.
- Clinton's Department of Public Works has a goal of addressing 4 miles of town roadway annually.

Bike & Pedestrian Network Plan



- Clinton's Bicycle and Pedestrian Alliance Plan (the "Greenway/Blueway Plan") has established a planning framework and vision for better connectivity between Route 1, Downtown, Town Hall, Clinton Harbor, Town Beach, and west to Madison.
- The Alliance's plan proposes "greenway" and "blueway" connections that provide a unique opportunity for residents and visitors. The plan identifies proposed connections, wayfinding and signage, crosswalk, selective curbing and potential use of the Old Trolley Line.

Bike & Pedestrian Network Plan



- The Shoreline Greenway Trail's easternmost segment terminates at Hammonasset Beach State Park.
- The plan calls for connecting to Madison with the western trailhead at the Ocean State Job Lot Plaza parking.
- The Bike and Pedestrian Alliance hopes to develop a connection from Hammonasset to Downtown, however, this requires better bicycle and pedestrian connectivity over the Hammonasset River.

Bike & Pedestrian Improvements

- In 2003, Clinton commissioned a Sidewalk and Curb Ramp Inventory to complement the Town's asset management database.
- Recent sidewalk improvements were completed along the east side of Route 81 connecting Morgan HS, Clinton outlets and Indian River Shops and the Henry Hull Library to the existing sidewalks along High Street to the Downtown.
- Through grant funding, Clinton is nearing completion of a new sidewalk from just west of the Beach Park Road intersection to Meadow Road along the north side of Route 1. Additionally, the project includes a crosswalk at the intersection of Beach Park Road.
- Construction of a new sidewalk on the north side of Route 1 between Old Post and Meadow Rd is nearing completion.
- Preliminary design for sidewalks on the north and south side of Route 1 from John St Ext. to connect to sidewalks at Grove St and just past North High St.
- East-West Connections along Route 1 to neighboring towns of Westbrook and Madison are a priority.



Sidewalk improvements along east side of Route 81 (Google Maps)

Regional Transportation Planning

River COG's Long Range Transportation Plan (2023-2050) identified the following for Clinton:

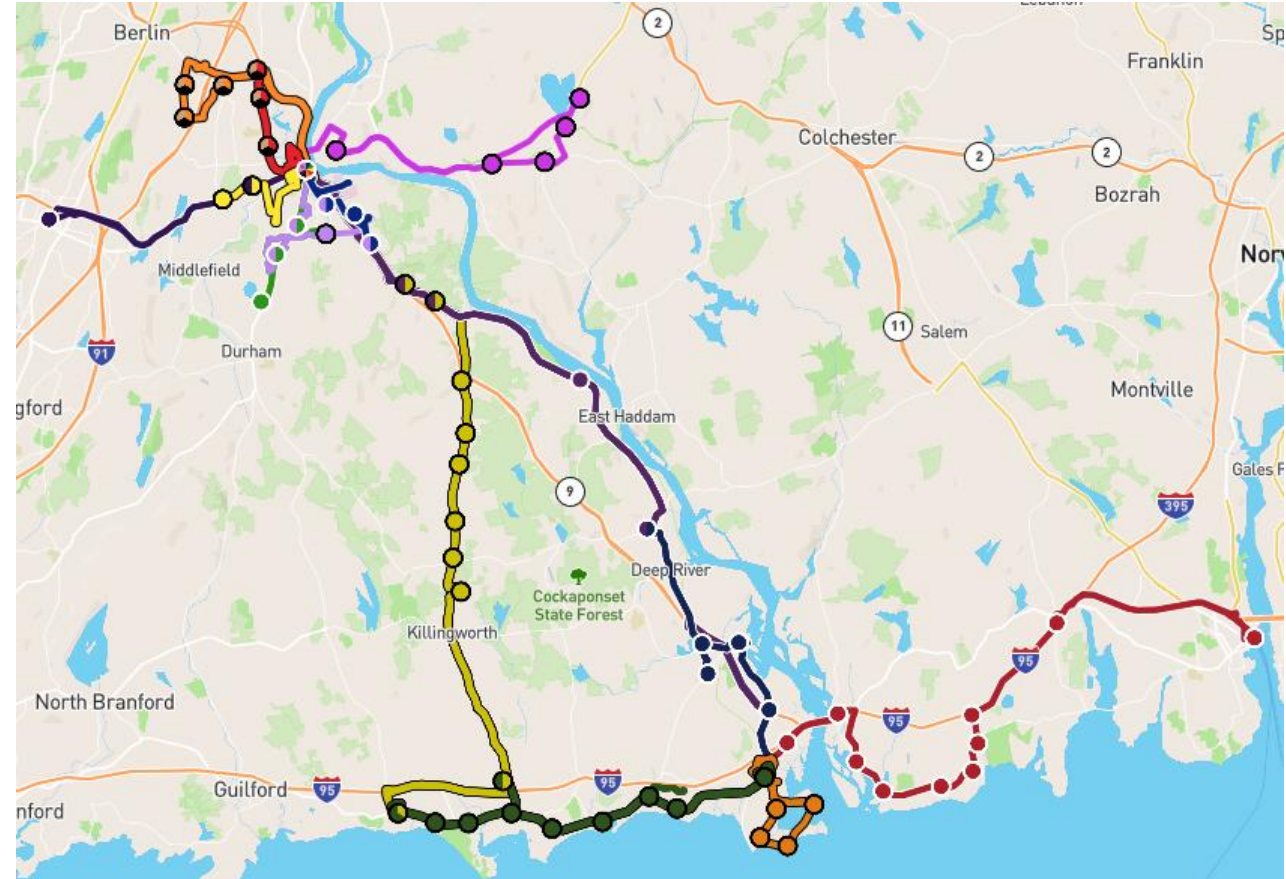
- Road/Bridge improvements on Walnut Hill Road, Hurd Bridge Road, Egypt Road, Iron Works Road, Cow Hill Road, Airline Road, North High Street, RT 1, High Street, Glenwood Road, Pleasant Valley Road, Long Hill Road, Liberty Street, Nod Road, RT 145, and RT 81.
- Implement recommendations from Route 1 Corridor Study. Develop multi-modal Plan for Transit Oriented Development around Clinton station including parking, street improvements and enhanced pedestrian and bicycle connections
- Extend Shoreline Greenway from Hammonasset State Park to Menunketesuck Greenway in Westbrook
- Safe Routes to School and Recreational Facilities—with special attention to RT 81 between the Morgan School and recreational complex
- Implement Bicycle and Pedestrian Alliance Bikeways Plan linking residential areas to train station, major public facilities, and waterfront
- Implement bus turnout/pullout areas on RT 81 for proposed Estuary Transit Madison/Clinton to Middletown route
- Develop a Complete Streets plan



Hull Street and Route 81 (Google Maps)

Bus Service

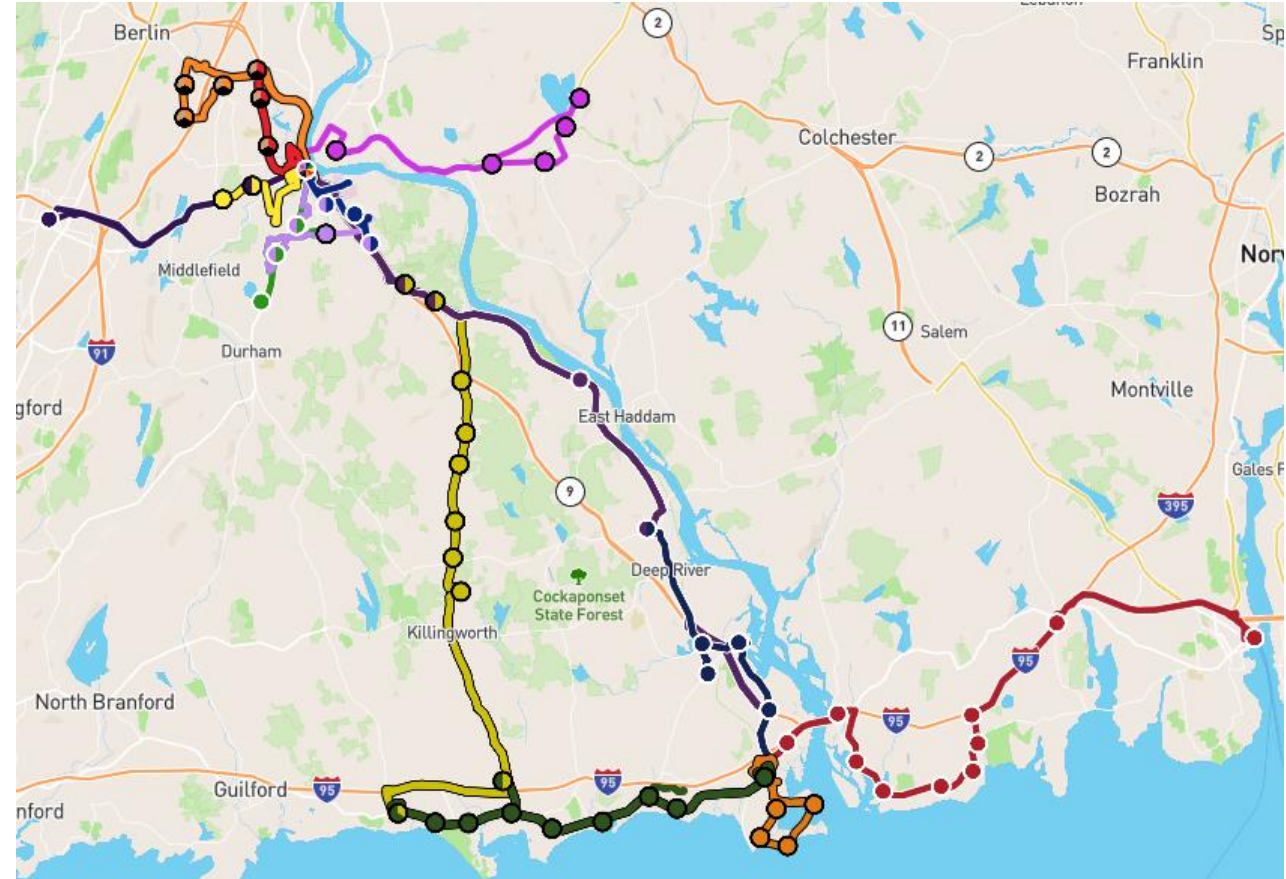
- Bus Service is provided by River Valley Transit with direct fixed route service connecting Clinton to Madison to Saybrook and North to Haddam/Middletown.
- Additional service options through connecting routes, provides service through the region.
- Numerous fixed stops in town along Route 1 and Route 81 provide regular service locally.
- Additional service includes; Dial-A-Ride, on-demand ADA Paratransit options, fixed-route and deviated fixed-route buses.



River Valley Transit (2025)

Bus Service

- The Xtra-Mile program is a shuttle bus ride sharing service accessed through an app that provides rides for \$1.75.
- Xrta-Mile has a shoreline operation from Westbrook – Old Saybrook- Essex-Centerbrook and a separate Madison-Guilford operation.
 - Currently, Clinton is not part of either Xtra-Mile program.
 - What is the interest level for this program in Clinton?



River Valley Transit (2025)

Other Bus Services

- The seasonal Clinton Trolley is a “free service provided through the collaboration of the Clinton Chamber of Commerce, the Clinton Economic Development Commission and Clinton Placemakers.”
- Runs May through September.



Rail Service

- The town's rail station is served by the Shoreline East, which provides service from New Haven to New London, and connections to Metro North (New Haven) and Amtrak (New Haven and Old Saybrook).
- Significant rail station upgrades were completed in 2022. Major improvements included overhead pedestrian walkway, elevators and ADA accessibility improvement, covered platforms and EV stations and parking for 140 vehicles.
- Clinton's station improvements were not completed until after the pandemic, which saw a dramatic reduction in ridership and subsequent service cuts.
- According to CT DOT, ridership through the summer of 2024 had been about 25% of pre-pandemic levels.
- Recent efforts to improve funding and service levels for Shoreline East saw a positive surge in ridership for the last quarter.
- In addition to the transportation benefits, Clinton's train station provides increased development and funding opportunities from Transit Oriented Development (TOD).



Connecticut Department of Transportation

Transportation Recommendations from 2015 POCD

- Implement and follow Complete Streets Policy, including the consideration of adding or modifying striping on existing roadways to provide for safer bicycle and pedestrian travel
- Add or modify striping on existing roadways to provide for safer bicycle and pedestrian travel
- + • Develop a priority list for road reconstruction and elevation for routes which experience frequent flooding or are integral to evacuation.
- Extend Estuary Transit Shoreline Route north on 81 to Clinton Crossing, High School and Recreation Complex
- Plan and implement the Clinton segment of an Estuary Transit District Tourism Route connecting Shoreline East Stations and key tourist destination
- Reengage Connecticut Department of Transportation to implement proposals for improved signage on Interstate 95 at or before Interchanges 61, 62 and 63
- Implement Bicycle and Pedestrian Alliance Bikeways Plan linking residential areas to Train Station, major public facilities and waterfront
- + • Explore pedestrian connectivity linking Glenwood Road across the Indian River to the former Morgan School site

- + • Extend Shoreline Greenway from Hammonasset State Park to Menunketesuck Greenway in Westbrook
- Implement Bicycle and Pedestrian Alliance Bikeways Plan linking residential areas to Train Station, major public facilities and waterfront
- Analyze and classify of local roadways by function.
- Complete road, sidewalk, bridge and drainage improvements: Route 81, Walnut Hill Road, Hurd Bridge Road, Egypt Road, Iron Works Road, Cow Hill Road, Airline Road, North High Street, Route 1, High Street, Glenwood Road, Pleasant Valley Road, Long Hill Road, Liberty Street, and Route 145.
- Implement Bus Turnout/Pullout areas on Route 81 for proposed Estuary Transit Madison/Clinton to Middletown Route and as part of large development or redevelopment projects
- + • Develop parking management strategy for Clinton Center
- Create pedestrian safety and connectivity from downtown to residences along Route 81;
- Conduct a transportation study of the entire area to improve access and circulation;
- + • Promote traffic and pedestrian safety improvements on Glenwood Road

+ 2015 POCD Actions to potentially carry forward



Town of Clinton Plan of Conservation and Development

Topic: Resiliency
*Hazard Mitigation and
Climate Adaptation*



Terminology

- **Hazard Mitigation:** actions undertaken to reduce the losses associated with natural hazards such as floods, severe wind events, winter storms, wildfires, and earthquakes.
- **Climate Adaptation:** actions undertaken to adapt our infrastructure and communities to hazards that are made worse by rising temperatures and more intense precipitation.
- **Resiliency:** the state of preparing for, withstanding, recovering from, and adapting to a severe event or disaster.

Situation

- **Challenge:** Integrating and including efforts completed at different scales and by different entities (the Town, RiverCOG, the State, and the federal government).
 - This is Clinton's POCD, but capacity and funding sometimes come from others.
- **Looking Ahead:** Which options are urgent and should become Town policy? Which options need more synthesis and consideration?
- **The POCD Should:** Ensure that Clinton is ready to access funds when they are available, and leverage resiliency principles to attain the infrastructure, critical facilities, and services needed in the next decade.

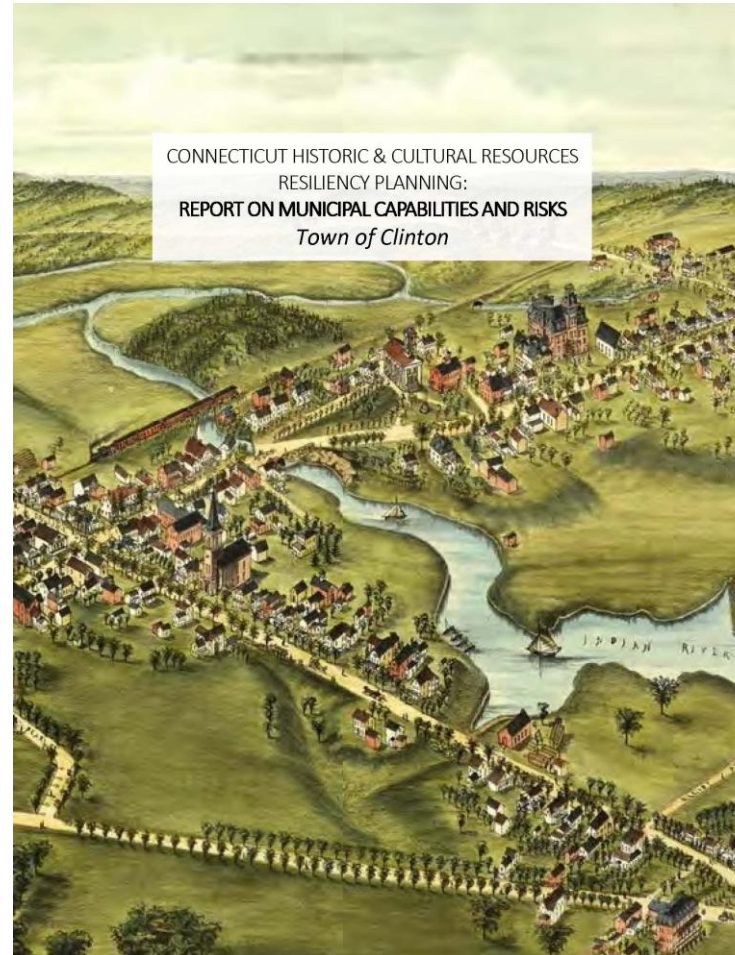
Resources Reviewed

- **Historic and Cultural Resources Resiliency Report (2017)**
- **RiverCOG Hazard Mitigation Plan (2021)**
- **Expansion of *Resilient Connecticut* into region (2023)**
- **Hartford-Middletown (CRCOG and RiverCOG) Priority Climate Action Plan (PCAP) (2024)**
- **Four Shore Resiliency Plan (2024)**
- **NFIP Policy Counts and Flood Losses (2025)**
- **Hurricane Surge (2012) and Evacuation Zones (2014)**

Historic and Cultural Resources

Background

- This initiative was likely the Town's first foray into resiliency planning aside from the old "Connecticut River Estuary Planning Region" edition of the hazard mitigation plan
- Planning process undertaken by SHPO and consultants in 2016-2017
- SHPO met with municipal staff and a "Clinton Council of Beaches Coastal Resilience Group"
- A report was issued to the Town, but no mandate was in place to accept or adopt the plan
- Strategies included ensuring that resources are inventories, and that departments know how to adapt them and/or protect them during recovery



Contents

Contents.....	ii
Table of Figures.....	ii
I. Introduction	1
Preface	1
Project Overview.....	2
Background	3
II. What's at Risk?.....	5
Risk Overview.....	5
Historic Sites and Structures at Risk	6
Risk Statement	7
III. Gap Analysis.....	15
Hazard Mitigation Plans.....	15
Plans of Conservation and Development.....	17
Coastal Resilience Plans	18
Ordinances and Regulations	19
Emergency Operations Plans	21
IV. Best Practices Review Meeting.....	22
Meeting Overview.....	22
Municipal Feedback	22
V. Next Steps.....	24
Strategy: Identify Historic Resources.....	24
Strategy: Revisit Historic Preservation Regulations and Ordinances.....	26
Strategy: Coordinate Regionally and with the State.....	27
Strategy: Incorporate Historic Preservation into Planning Documents.....	28
Strategy: Revisit Floodplain Regulations and Ordinances	29
Strategy: Educate	30
Strategy: Strengthen Recovery Planning	31
Strategy: Structural Adaptation Measures	32
VI. Project Arc.....	33
VII. References	34

Table of Figures

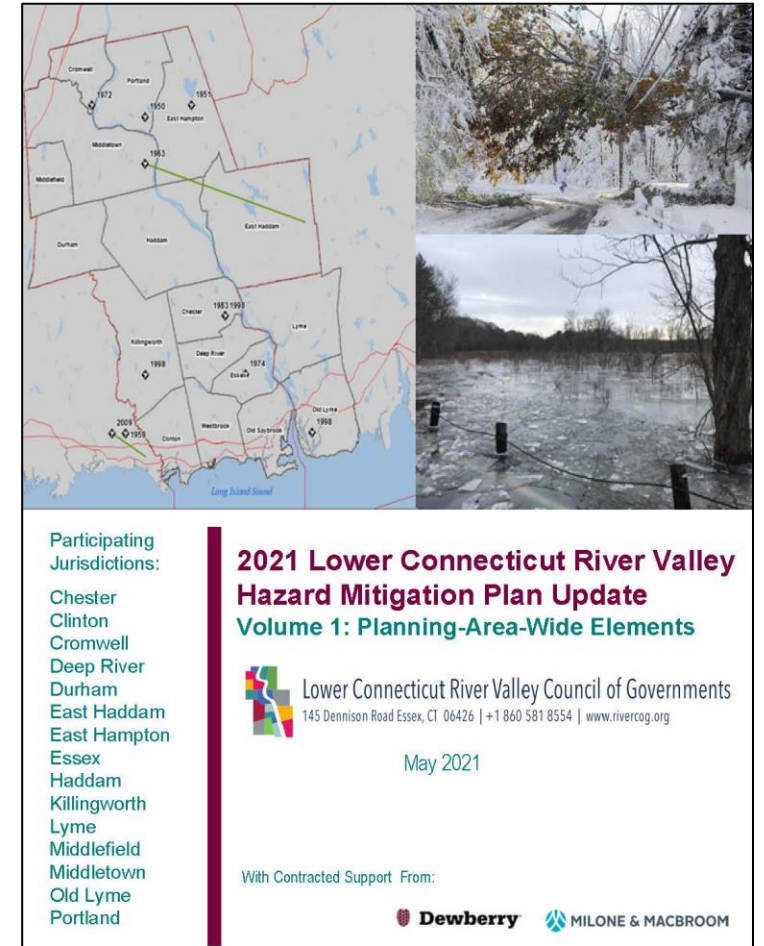
Figure 1: Historic Structures in the Special Flood Hazard Area	9
Figure 2: Historic Structures and the 3 foot and 6 foot sea level rise Area.....	11
Figure 3: Historic Structures in New London County.....	13

Cover: Clinton, CT 1881. O.H. Bailey & Co. www.shop.old-maps.com

Hazard Mitigation Plan

Background

- The Hazard Mitigation Plan maintains the Town's eligibility for FEMA Hazard Mitigation Assistance grants and DEEP Climate Resilience Fund grants
- Planning process undertaken 2019-2020
- Plan adopted by Town of Clinton (and other RiverCOG municipalities) in 2021
- Hazards addressed:
 - ✓ Floods (including sea level rise)
 - ✓ Dam breaches
 - ✓ Hurricanes and tropical storms
 - ✓ Winter storms
 - ✓ Tornadoes, microbursts, wind events
 - ✓ Droughts
 - ✓ Wildfires
 - ✓ Earthquakes
 - ✓ Extreme Temperatures
- The update is scheduled to begin **in spring 2025** as long as the BRIC award remains intact



Hazard Mitigation Plan

Critical Facilities Mapped and Listed in Plan

Facility	Type	Address	FEMA Flood Zone	Generator	Notes
Morgan High School	Municipal	71 Killingworth Turnpike	No	Yes (partial)	Can be used to support displaced individuals during a disaster but does not meet sheltering requirements. Located in a dam breach inundation evacuation zone.
Elliot Middle/Elementary School	Municipal	69 Fairy Dell Rd	No	Yes	Elliot Middle/Elementary School has full generator power. It is the secondary shelter for use in the case of large disasters.
Town Hall	Municipal	54 E Main St	No	Yes	Town Hall serves as a shelter during smaller disasters. Located in a dam breach inundation evacuation zone. Also susceptible to hurricane storm surge from categories 2-4+
Police Department	Law Enforcement	170 East Main St	500-year		Would be cut off from the rest of town in a hurricane category 3 and above storm surge.
Clinton Ambulance	EMS	35 East Main St	100-year		Also located in a dam breach inundation zone and hurricane surge inundation zone.
Fire Departments (Government, Volunteer)	EMS	149 Glenwood Rd	No		
Volunteer Fire Co #1	EMS	35 East Main St	100-year		Also located in a dam breach inundation zone and hurricane surge inundation zone.
Department of Public Works	Municipal	117 Nod Rd	No	Yes	
Killingworth Regional Shelter			No	Yes	Affective deployment of regional services for sheltering needs to be aligned with new DEMHS standards.

Hazard Mitigation Plan

Loss Estimates in the Plan help Characterize the Risks

- As of 2020, Public Assistance reimbursements from FEMA over a 20-year period were:
 - ✓ Flood Events: \$1,326,118 (average of \$63,148 annually)
 - ✓ Hurricane (Wind) Events: \$2,003,338 (average of \$95,397 annually)
 - ✓ Winter (Snow) Storm Events: \$248,214 (average of \$11,820 annually)
- The riverine flood of September 2018 resulted in about \$1 million in reimbursement from FEMA and the NRCS Emergency Watershed Protection program
- Clinton began participating in the NFIP in 1973.
 - ✓ As of 2020, a total of 729 policies were in force, providing approximately \$175 million in coverage.
 - ✓ Losses paid were approximately \$7.8 million as of 2020.

Hazard Mitigation Plan

Loss Estimates in the Plan help Characterize the Risks

- The Town has 54 repetitive [flood] loss properties as of 2020.
 - ✓ These are mainly located along Clinton Harbor, Long Island Sound, and the Hammonasset River
 - ✓ 53 are residential and one is commercial.
 - ✓ For these 54 properties, a total of 126 claims and total payments of just over \$4 million had accumulated as of 2020.
- One Severe Repetitive Loss (SRL) residential property in Clinton is located along Shore Road. For that property, six flood claims have been paid, totaling \$114,709.

Hazard Mitigation Plan

Proposed Actions for the Five-Year Lifespan (2021-2025)

	Activity Description	Lead Agency	Est. Cost*	Potential Funding Sources	Timeframe for Completion
1	HMP Plan Integration: Incorporate additional natural hazard mitigation concerns into Zoning Regulations and Subdivision Regulations. Incorporate additional natural hazard mitigation concerns into the Inland Wetland Regulations, including prevention of runoff near waterways (carried over and modified).	Planning	\$0-\$10,000	CIP, OP	2021
2	Design Standards: Implement the results of the SHPO historic and cultural resources resilience project to develop guidelines for historic buildings in Flood Hazard Zones to minimize loss of life and property as well as preserve our historic neighborhoods. (new)	Building and PW	\$0-\$10,000	CIP, OP	Annually through 2025
3	Flood Zone and Sea Level Rise Study: Town Council should establish an ad-hoc committee to research medium and long-range impacts to coastal areas from SLR, to investigate possible mitigation actions and to assess legal, financial and policy implications. Work with The Nature Conservancy (TNC), DEEP, educational institutions, and state federal agencies to study impacts of sea level rise on (SLR) coastal flooding in Clinton. Update flood zone study for the town to incorporate SLR mapping study to evaluate coastal flooding. (carried over and modified)	TC, PW, BO	\$25,000-\$50,000	OP	2023
4	Infrastructure Improvements: Develop a priority list for road reconstruction and elevation for routes which experience frequent flooding or are integral to evacuation. Make a consideration for ongoing PW road evaluations. (Carried forward but modified)	CC, PW	\$50,000-\$100,000	CIP, OP	2021-2022
5	Inventory Generators at Essential Facilities: Some non-critical facilities are essential for public function during an emergency, such as grocery stores and gas stations. For these essential facilities, inventory which have functional generators. Encourage gas stations and grocery stores without generators to add them. Provide technical assistance and support identifying funding. (New)	Building and PW	\$0-\$10,000		Annually
6	Business Recovery Plan: Regional level to develop business recovery plan cooperatively with other region towns and distribute to town businesses. Clinton will support a regional effort, not carry out this task on its own. (Carried over but modified)	TC	\$0-\$10,000	OP	2021-2022

Hazard Mitigation Plan

Proposed Actions for the Five-Year Lifespan (2021-2025)

	Activity Description	Lead Agency	Est. Cost*	Potential Funding Sources	Timeframe for Completion
7	Retrofit and expand or construct new Fire Station: Clinton is evaluating the future feasibility of its fire station. It needs resilience improvements and expansion. Evaluate the cost effectiveness and feasibility of enhancing the existing facility vs. replacing with a new facility in a safer location. (replacement action)	TC, PW, BO, Fire	\$25,000-\$50,000	OP, CIP, Grants	2022
8	Local Social Resources: Coordinate with Town Human Services, Estuary Council of Seniors, and Shoreline Basic Needs Task Force to assist with those populations (i.e. elderly, disabled, non-English speakers, who may frequent, reside, or work) in Clinton. (Carried forward but modified)	TC, EMD	\$0-\$10,000	OP	2021-2025
9	Possible Open Space Criteria: The Conservation Commission should include possible inundation by future sea level rises to its considerations for preserving open space. Review and update open space plan developed in 2013. Modify to create contiguous space with acquisitions informed by TNC and CIRCA SLR reports. (Carried forward but modified)	PZC, LUO	\$0-\$10,000	HMPG, PDM, CIP	2022-2023
10	Update Recovery & Reconstruction Plan: Develop a post-disaster recovery and reconstruction plan to re-establish infrastructure and public services, etc. damaged or destroyed by any NH event, including establishment of a "rainy day" fund in case Federal assistance is insufficient or delayed.	TC, PW	\$25,000-\$50,000	CIP, HMPG	Annually through 2025
11	Evacuation Routes: Identify and sign evacuation routes throughout town to aid public in evacuating. Evacuation routes should follow roads which will not flood during storms. Upgrade current evacuation routes for adequacy. (Carried Forward)	TC, PW	\$0-\$10,000	OP	2023-2025
12	RL and SRL Properties: Encourage property owners of repetitive loss and several repetitive loss properties to obtain assistance for hazard mitigation funding from DEEP/FEMA for elevation of structures and repairs where applicable. Provide assistance as needed. (Carried forward but modified)	LUO	\$1,000-\$5,000	HMGP, FMA, RLP, SRL	Annually

Hazard Mitigation Plan

Proposed Actions for the Five-Year Lifespan (2021-2025)

	Activity Description	Lead Agency	Est. Cost*	Potential Funding Sources	Timeframe for Completion
13	Road Reconstruction: Develop a priority list for road reconstruction and elevation for routes which experience frequent flooding or are integral to evacuation. Build into PW evaluation criteria. (Carried over and modified)	PW	\$100,000+	HMPG, FMA, CIP, STIP, TIP, RTP	Annually through 2025
14	Upgrade Culverts: Evaluate and reconstruct culverts in town to meet 100-year storm standards where feasible (carried over and modified)	PW	\$25,000-\$50,000	HMPG, FMA, CIP, STIP, TIP, RTP	2023-2024
15	Elevate Road and Bridge: <ul style="list-style-type: none"> Evaluate and reconstruct Beach Park Road in several spots to be above Base Flood Elevation (BFE). Reconstruct Causeway in several locations to elevate above BFE Evaluate and reconstruct Route 1 (Boston Post Road) in several spots to be above Base Flood Elevation (BFE). Evaluate and reconstruct Nod and River Roads in several spots to be above Base Flood Elevation (BFE). (Carried forward but modified – strategies merged) 	PW	\$100,000+	HMPG, FMA, CIP, STIP, TIP, RTP	2022-2025
16	Dune Restoration: Implement dune restoration and marshland protection techniques for flood storage and surge protection. (Carried Over)	PW, BOF, TC	\$50,000-\$100,000	FMA, HMPG	2021-2022
17	Circulate Existing Literature: Access existing literature prepared by regional groups and the chamber of commerce and FEMA and display for public distribution in the Town Hall and Library.(Carried Over)	TC, LUO	\$0-\$1,000	HMPG, PDM	Annually through 2025
18	Preparedness and Recovery Webpage: Keep up-to-date Town website with NH preparedness information, including hazard areas, evacuation routes deemed appropriate per NH event and locations of shelters. Include information about recovery assistance following NH events.	EMD	\$0-\$1,000	OP	Annually through 2025

Resilient Connecticut 2.0

How was *Resilient Connecticut 2.0* deployed in the RiverCOG Region?

- CIRCA met with Town representatives in May 2022 to identify climate adaptation and resilience challenges and opportunities.
- Participants were Vincent DeMaio (Police Chief), Todd Hajek (Department of Public Works), Karl Kilduff (Town Manager), Christine Goupil (Town Council, State Representative), Michael Neff (Emergency Management), and Richard Pleines (Building Department)
- Clinton identified its top three concerns:
 1. Performance of individual septic systems under changing climate conditions and rising sea level
 2. Flood risks to critical facilities
 3. Private dams
- Relative to dams:
 - ✓ The dam emergency protocol was reportedly activated during the flood of September 2018.
 - ✓ This 2018 event revealed the need for more education, and clarification of the process for, dam management.
 - ✓ The town has the EAPs for the dams and has “exercised them often.”
 - ✓ Responsibility for dam management often relies on volunteers.
 - ✓ The Town would like DEEP to be more proactive regarding privately-owned dams.

Resilient Connecticut 2.0

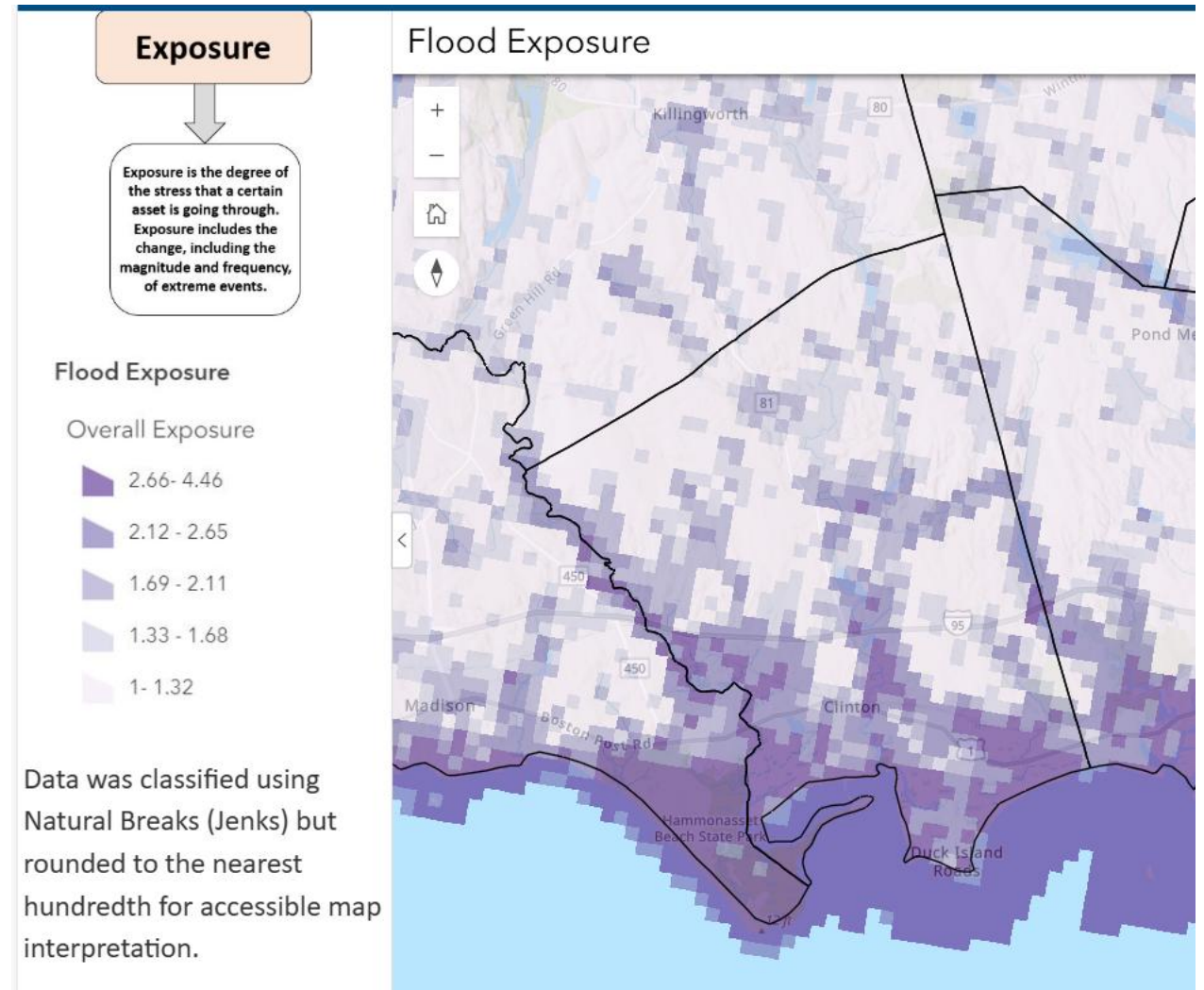
How was *Resilient Connecticut 2.0* deployed in the RiverCOG Region?

- Relative to vulnerable populations, the Town reported that:
 - ✓ The town hall is the cooling/warming center. There is some flood risk in the parking lot but the building has reportedly not experienced flooding. The town hall has a generator.
 - ✓ People mostly drive themselves to the town hall. The fire department has vehicles that can be used to retrieve people from flooded areas if needed.
 - ✓ The town has not noticed much demand for the town hall and the official shelter during storms; usually people stay with relatives or in hotels.
 - ✓ If there is a power outage, the need for the town hall services (cooling/charging) may be higher.
 - ✓ The fire and police departments keep a list of vulnerable citizens so people who are on oxygen or otherwise require power for medical equipment can be checked during power outages. Residents can also reach out ahead of storms.
 - ✓ Eversource also has a list of people who require electricity for medical products.
 - ✓ The town reportedly is challenged sometimes with communication, as Everbridge participation is well below 100%.

Resilient Connecticut 2.0

Climate Change Vulnerability Index (CCVI) for Flood Vulnerabilities

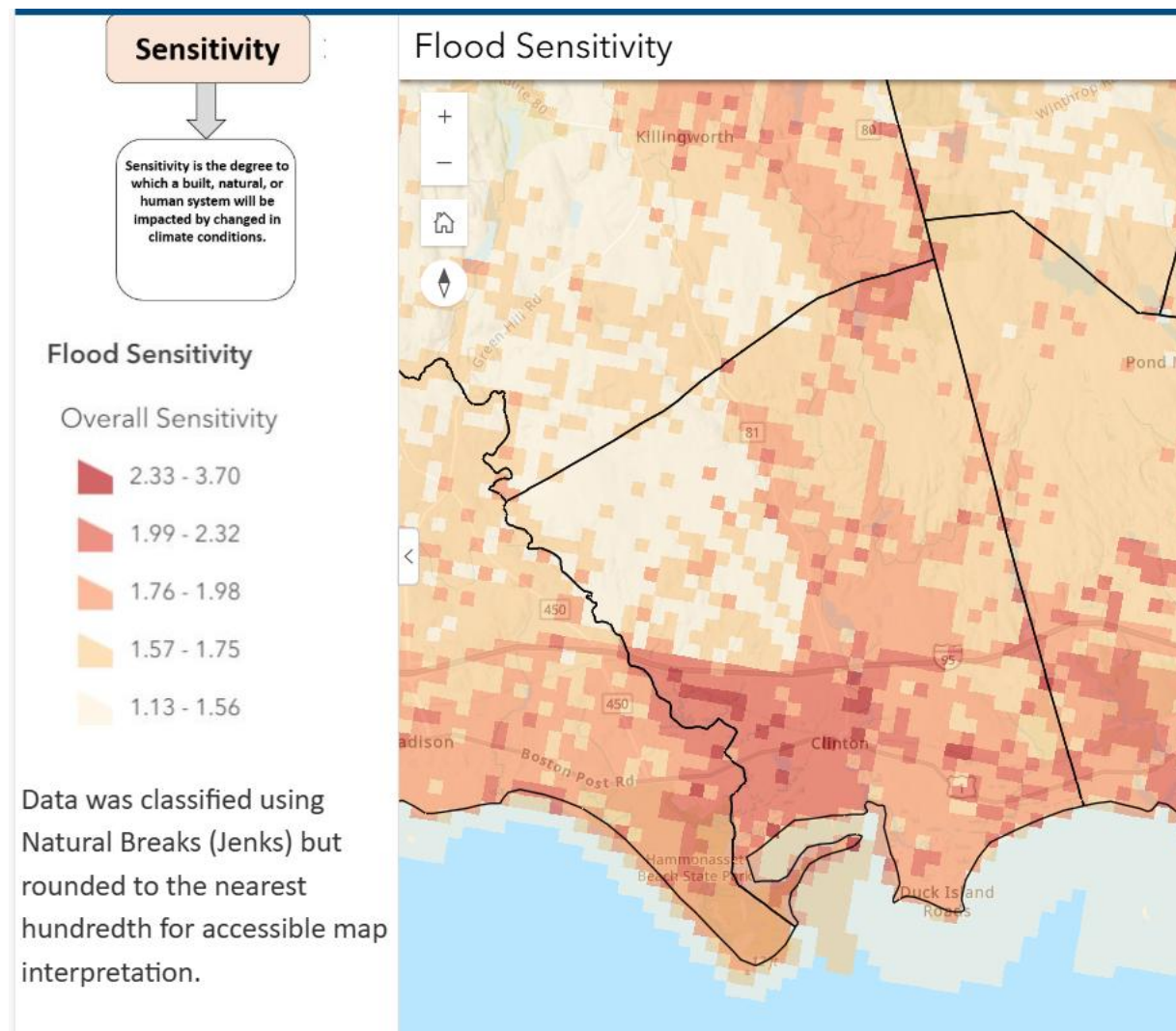
- This is a planning tool developed by CIRCA for use Statewide; it shows **vulnerability** which is not the same as risk.
 - ✓ $\text{Vulnerability} = \text{sensitivity} \times \text{exposure} / \text{adaptive capacity}$.
 - ✓ The CCVI is a ranked score tool. Numbers are relative (no units!) and can be used only within Connecticut.
- The highest **exposure** scores were for cells in FEMA flood zones and mapped hurricane storm surge areas.
- A handful of cells had relatively high exposure scores for pooling of stormwater (e.g., I-95)



Resilient Connecticut 2.0

CCVI for Flood Vulnerabilities

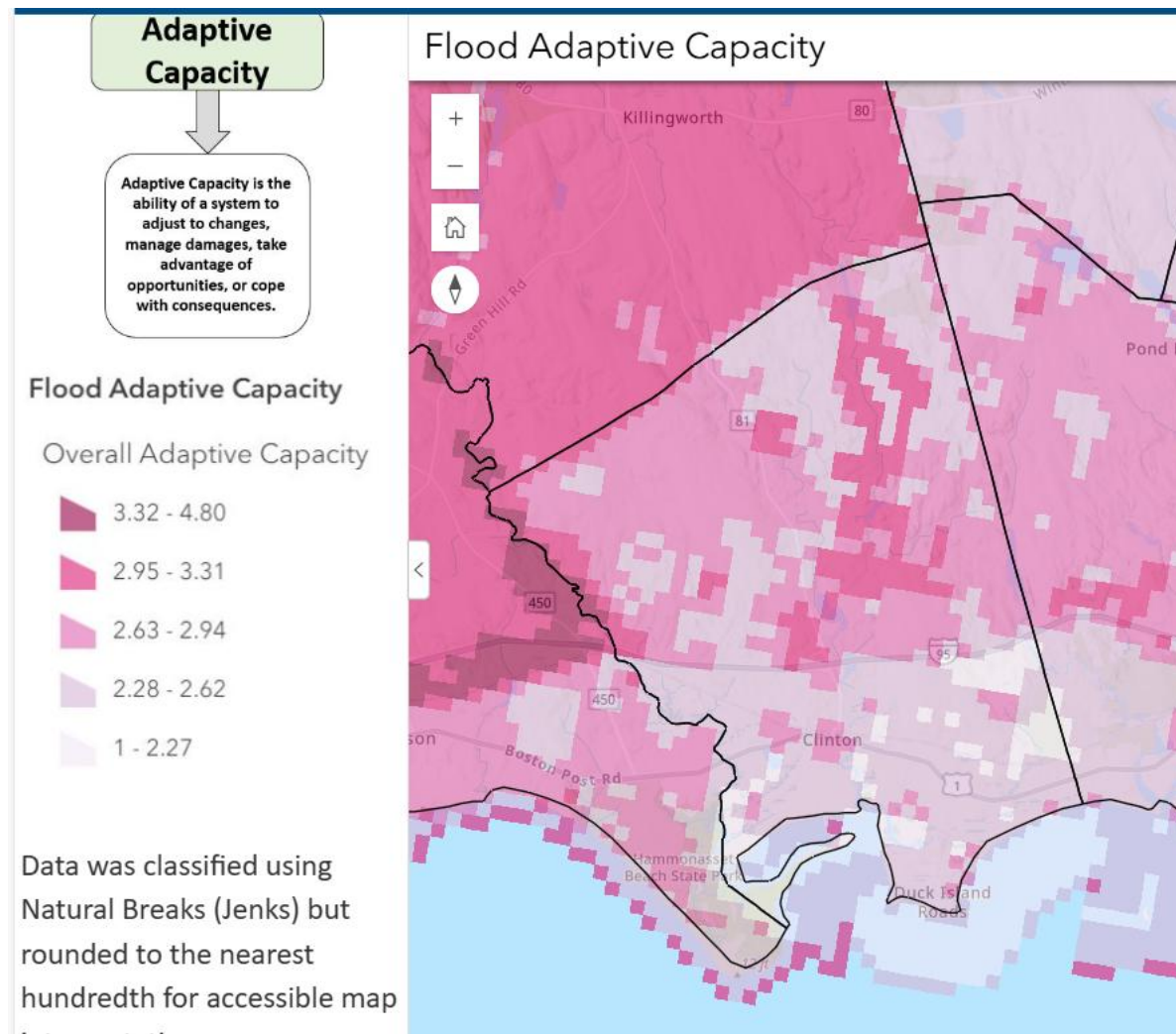
- The highest **sensitivity** scores were based on social factors and demographics (e.g., people over age 65, and people over age 65 living alone), “critical habitats” mapped by DEEP, and presence of septic systems throughout Clinton.
- The dominance of social sensitivity scores is why census tract boundaries are somewhat visible.



Resilient Connecticut 2.0

CCVI for Flood Vulnerabilities

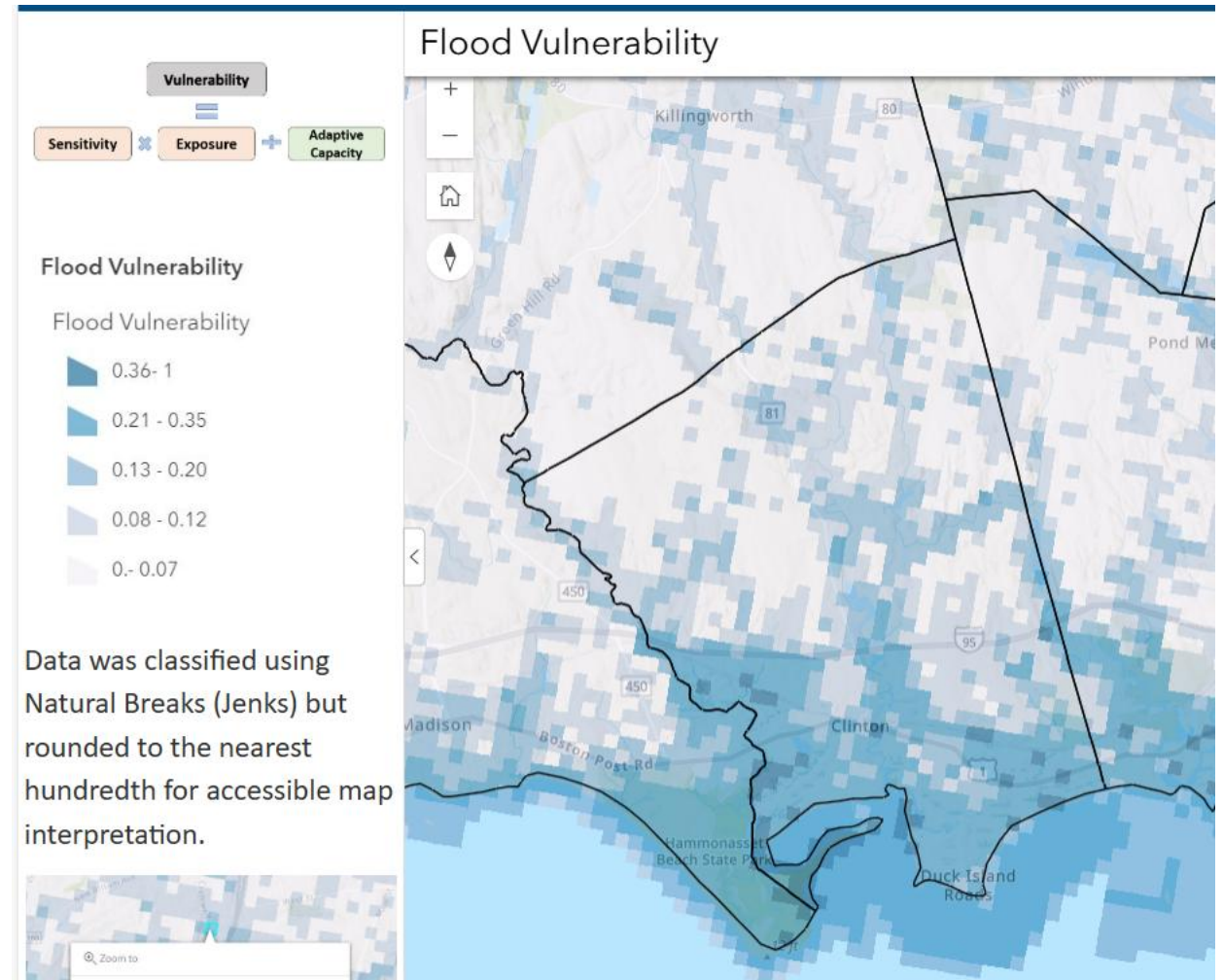
- The highest **adaptive capacity** scores were based on access to a vehicle, proximity to shelters, and utilities like the CWC public water system.
- Socioeconomic factors like disposal income are part of the scoring, which is why Madison has a baseline higher adaptive capacity.



Resilient Connecticut 2.0

CCVI for Flood Vulnerabilities

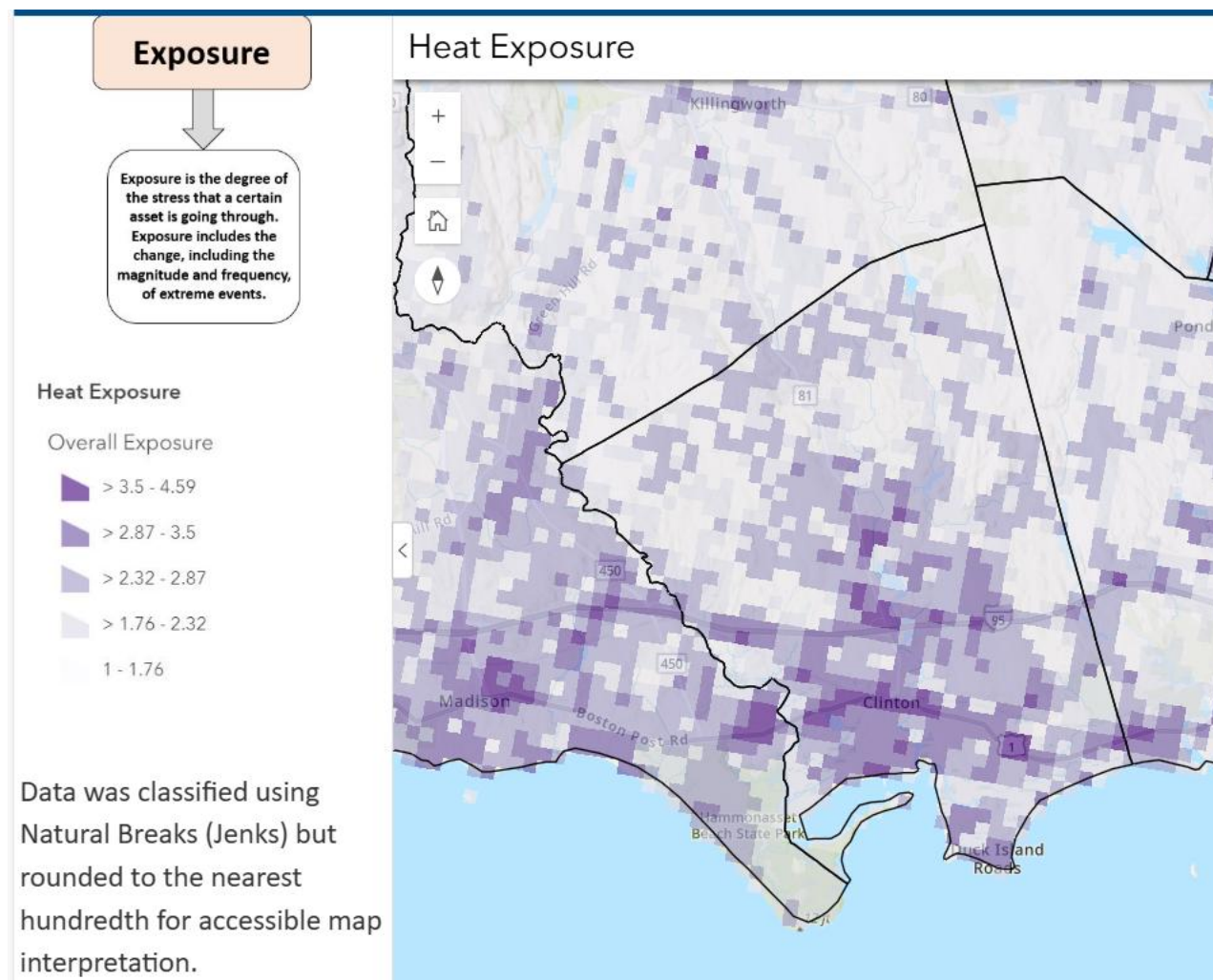
- Remember, **vulnerability** is not the same as risk.
 - ✓ Vulnerability = sensitivity X exposure / adaptive capacity.
- The highest **overall flood vulnerability** scores are dominated by exposure (flood zones) and socioeconomic factors.
- For some communities, the flood CCVI helps draw attention to emerging challenges. This is probably not the case for Clinton, as the flood zones dominate the calculation.



Resilient Connecticut 2.0

CCVI for Heat Vulnerabilities

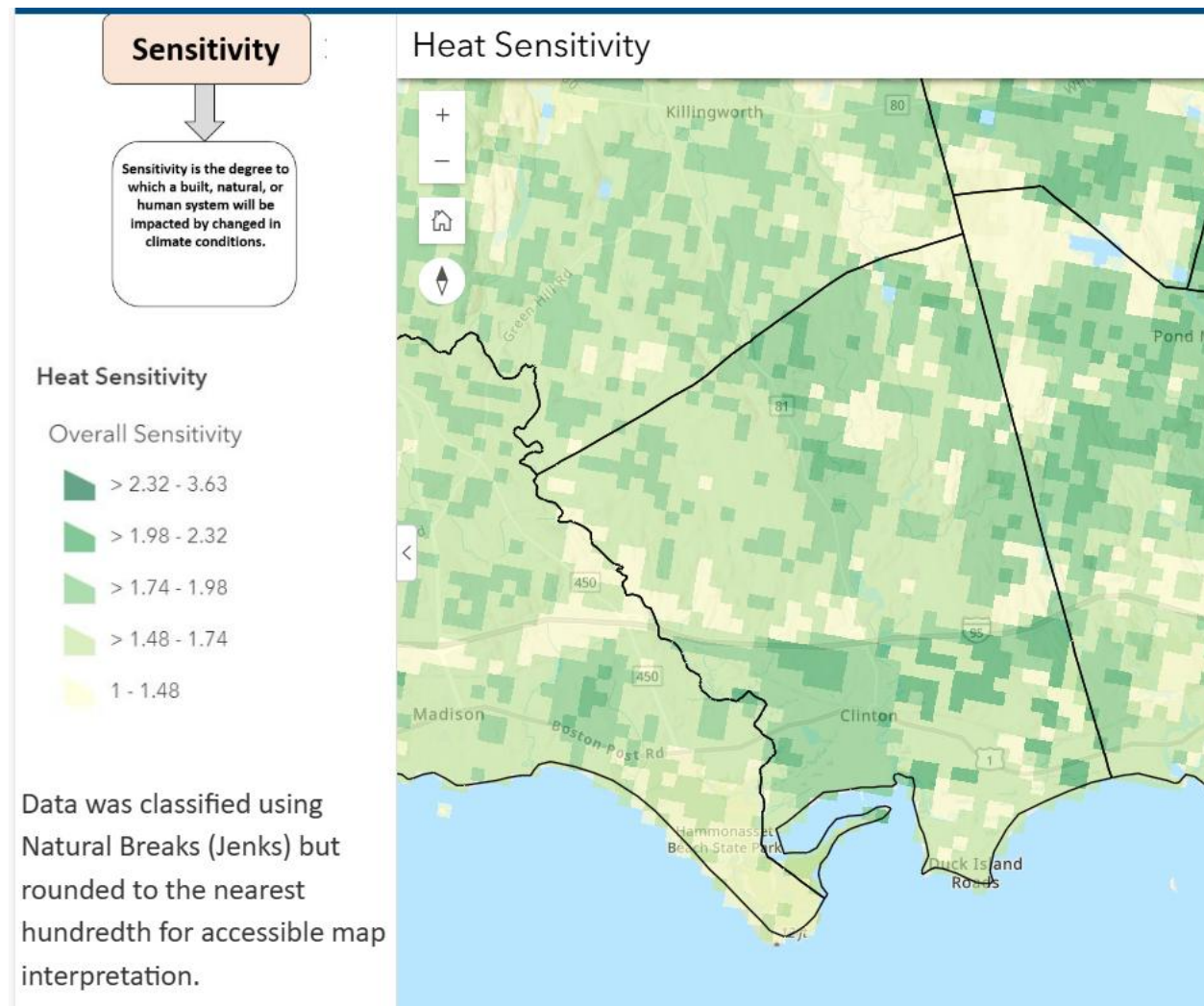
- The highest **exposure** scores were for cells that had high building densities and high impervious surfaces.
- This is why the highest scores are along Route 1 and I-95; and at the Morgan School and Clinton Crossing.



Resilient Connecticut 2.0

CCVI for Heat Vulnerabilities

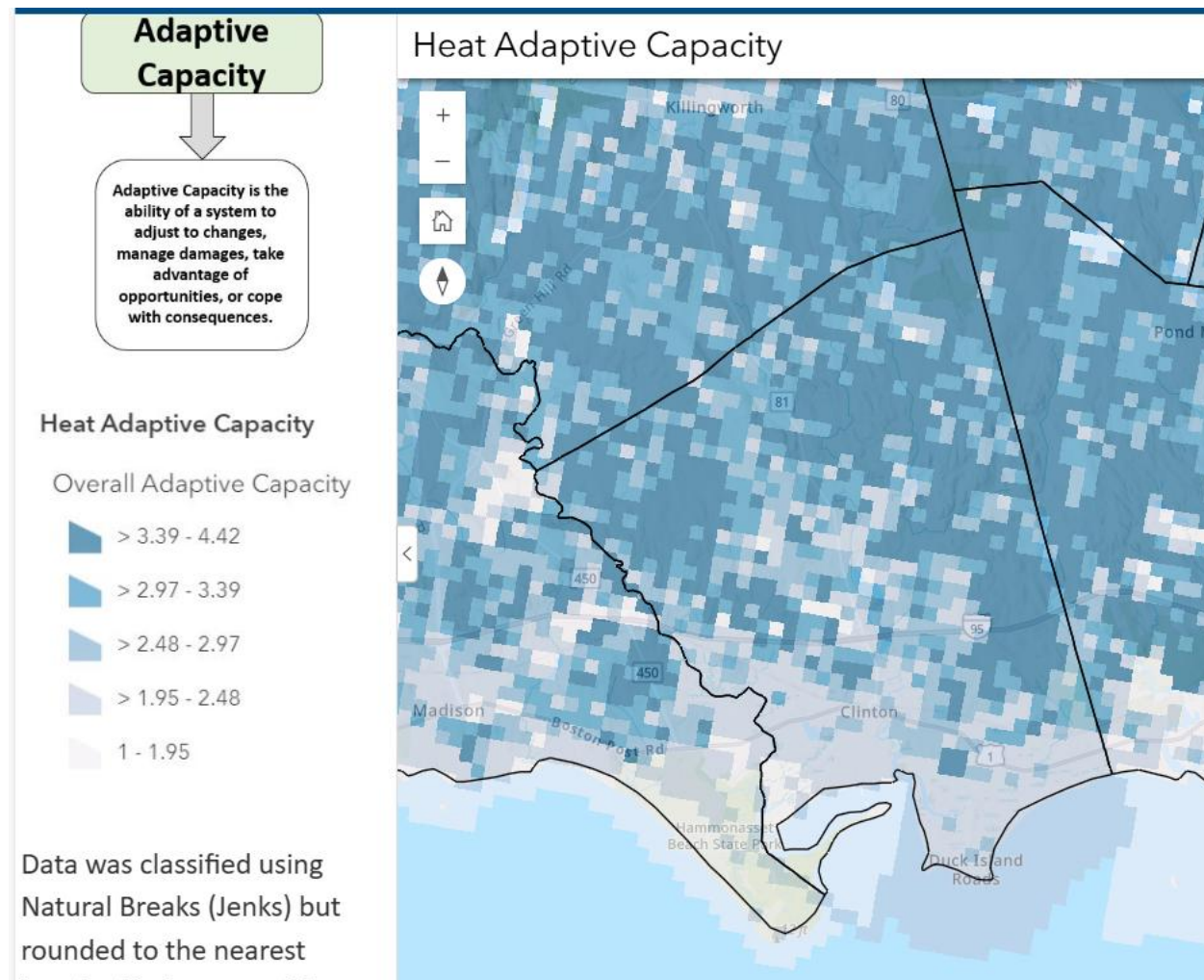
- The highest **sensitivity** scores were based on social factors and demographics (e.g., people over age 65, and people over age 65 living alone), health factors such as asthma cases, and outdoor employment.
- Cells with public water system access had slightly lower sensitivity scores.
- Cells with older homes had slightly higher sensitivity scores.
- The dominance of social sensitivity scores is why census tract boundaries are somewhat visible.



Resilient Connecticut 2.0

CCVI for Heat Vulnerabilities

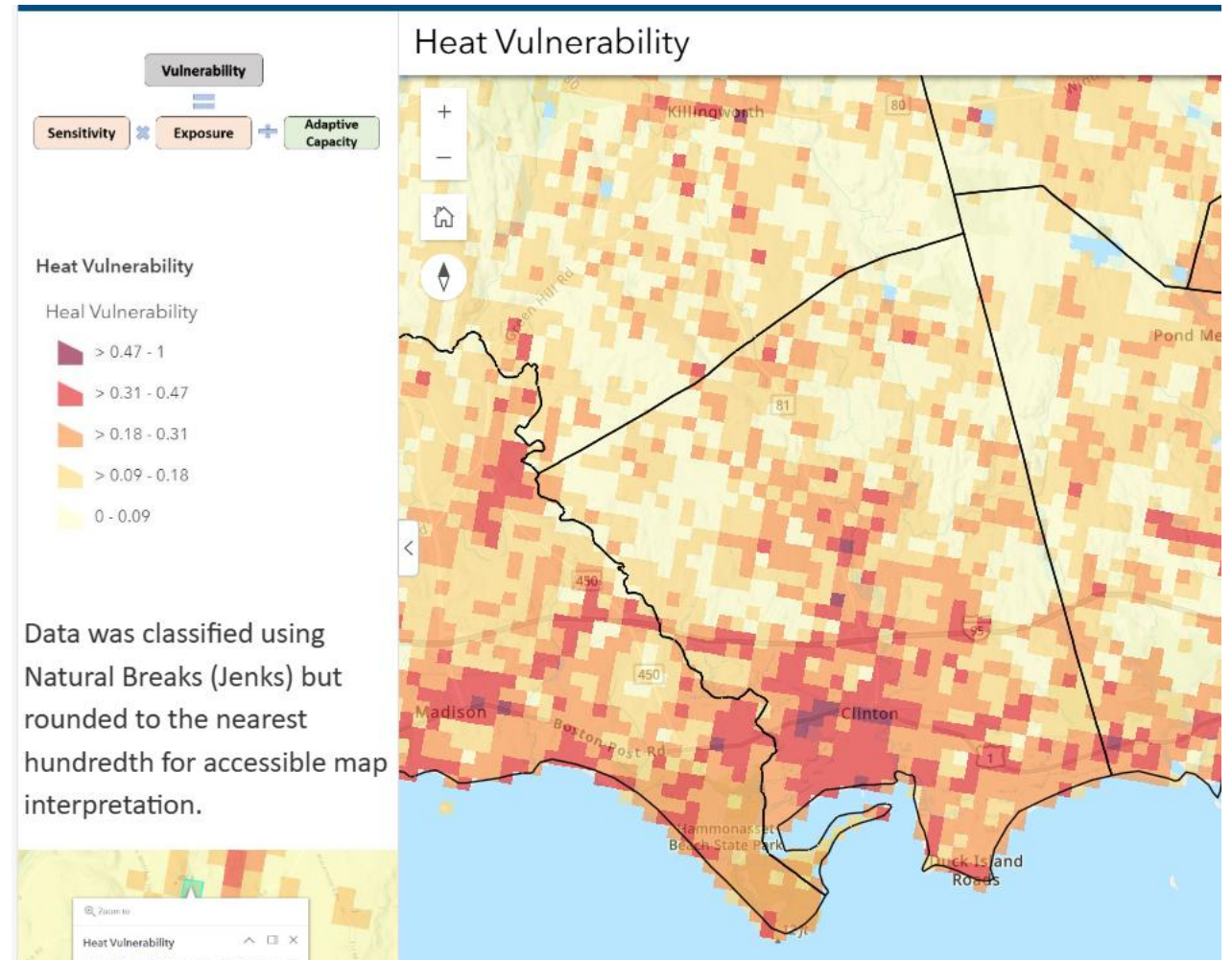
- The highest **adaptive capacity** scores were proportional to tree cover throughout Clinton.
- Distances to cooling center, shelters, transit, and health care facilities were also somewhat influential, but not as dominant as tree cover.



Resilient Connecticut 2.0

CCVI for Heat Vulnerabilities

- Remember, **vulnerability** is not the same as risk.
 - ✓ Vulnerability = sensitivity X exposure / adaptive capacity.
- The highest **overall heat vulnerability** scores are dominated by exposure (impervious surfaces) and inversely proportional to tree cover.
- For some communities, the heat CCVI helps draw attention to emerging challenges such as large concentrations of outdoor workers or clusters of elderly populations. This is probably not the case for Clinton.



Resilient Connecticut 2.0

Included a Status Review of HMP Actions

	Activity Description	Status in May 2022
1	HMP Plan Integration: Incorporate additional natural hazard mitigation concerns into Zoning Regulations and Subdivision Regulations. Incorporate additional natural hazard mitigation concerns into the Inland Wetland Regulations, including prevention of runoff near waterways (carried over and modified).	No progress; appropriate to address whenever other revisions to regulations are next needed.
2	Design Standards: Implement the results of the SHPO historic and cultural resources resilience project to develop guidelines for historic buildings in Flood Hazard Zones to minimize loss of life and property as well as preserve our historic neighborhoods. (new)	No progress; the Commerce Street/Leffingwell area may be designated as a historic district in the future; the town has begun the application process with SHPO.
3	Flood Zone and Sea Level Rise Study: Town Council should establish an ad-hoc committee to research medium and long-range impacts to coastal areas from SLR, to investigate possible mitigation actions and to assess legal, financial and policy implications. Work with The Nature Conservancy (TNC), DEEP, educational institutions, and state federal agencies to study impacts of sea level rise on (SLR) coastal flooding in Clinton. Update flood zone study for the town to incorporate SLR mapping study to evaluate coastal flooding. (carried over and modified)	The committee has not been created. A coastal resiliency study for the town was completed by UConn engineering students and presented to the town recently. This study is being used as groundwork for the Town's participation in the Long Island Sound Futures grant application in coordination with Westbrook and Old Saybrook.
4	Infrastructure Improvements: Develop a priority list for road reconstruction and elevation for routes which experience frequent flooding or are integral to evacuation. Make a consideration for ongoing PW road evaluations. (Carried forward but modified)	This will likely happen after the study referenced in action #3. The town is partnering with DEEP and Ducks Unlimited to seek NFWF funding to increase flood resilience on Beach Park Road by elevating the bridge and increasing the size of the opening; they may also install floodgates. The town may also apply for FEMA grants in the future.
5	Inventory Generators at Essential Facilities: Some non-critical facilities are essential for public function during an emergency, such as grocery stores and gas stations. For these essential facilities, inventory which have functional generators. Encourage gas stations and grocery stores without generators to add them. Provide technical assistance and support identifying funding. (New)	No additional generators have been added, but existing generators have been kept up to date on maintenance and replacement. The two major grocery stores each have generators: Big Y has a generator that can run the entire store, while Shop Rite has a generator that can run the store at limited capacity. Both of these stores may be in the floodplain.
6	Business Recovery Plan: Regional level to develop business recovery plan cooperatively with other region towns and distribute to town businesses. Clinton will support a regional effort, not carry out this task on its own. (Carried over but modified)	The town staff suggested that this would be best addressed at the COG level. Clinton will cooperate with the regional effort.

Resilient Connecticut 2.0

Included a Status Review of HMP Actions

	Activity Description	Status in May 2022
7	Retrofit and expand or construct new Fire Station: Clinton is evaluating the future feasibility of its fire station. It needs resilience improvements and expansion. Evaluate the cost effectiveness and feasibility of enhancing the existing facility vs. replacing with a new facility in a safer location. (replacement action)	A presentation has been made to the Town Council on the need to replace the fire station with a facility that is outside floodplain. The new site has not yet been acquired, and preferred sites are not owned by the Town. There will be a significant cost to this project. Another presentation will be made to the Town Council for the benefit of the new council members. The town anticipates a time frame of 5 years for moving forward on this project.
8	Local Social Resources: Coordinate with Town Human Services, Estuary Council of Seniors, and Shoreline Basic Needs Task Force to assist with those populations (i.e. elderly, disabled, non-English speakers, who may frequent, reside, or work) in Clinton. (Carried forward but modified)	A community assistance team (UR Community) consisting of volunteers helps seniors and vulnerable groups with yard work, home tasks, etc. This is not an official Community Emergency Response Team (CERT) but is reportedly adequate for meeting the local need.
9	Possible Open Space Criteria: The Conservation Commission should include possible inundation by future sea level rises to its considerations for preserving open space. Review and update open space plan developed in 2013. Modify to create contiguous space with acquisitions informed by TNC and CIRCA SLR reports. (Carried forward but modified)	There is a local land trust; acquisitions have been driven by whatever is feasible to acquire. Most of the land trust targets for acquisition are inland rather than coastal. A few coastal parcels have been donated, given that they would be difficult to develop.
10	Update Recovery & Reconstruction Plan: Develop a post-disaster recovery and reconstruction plan to re-establish infrastructure and public services, etc. damaged or destroyed by any NH event, including establishment of a "rainy day" fund in case Federal assistance is insufficient or delayed.	The town has an undesignated fund balance. Neighboring towns such as Branford and Guilford have designated funds specifically for coastal resiliency projects (but have not been consistent about funding them), so this is a topic of discussion in Clinton.
11	Evacuation Routes: Identify and sign evacuation routes throughout town to aid public in evacuating. Evacuation routes should follow roads which will not flood during storms. Upgrade current evacuation routes for adequacy. (Carried Forward)	Some signs have been posted on local roads; state-owned roads are not in the Town's jurisdiction.
12	RL and SRL Properties: Encourage property owners of repetitive loss and several repetitive loss properties to obtain assistance for hazard mitigation funding from DEEP/FEMA for elevation of structures and repairs where applicable. Provide assistance as needed. (Carried forward but modified)	A number of elevations have taken place, either elevating the structure or demolishing and replacing at an elevated level; it is not known how many of these are RL properties. Many properties have changed hands in the last few years. There has been pressure on homeowners from insurance companies to make changes, and in some cases the elevations are needed because of Substantial Improvement thresholds. A number of homeowners have not been able to acquire flood insurance and are interested in other forms of funding. Some properties flooded in the rain event of 9/2018 are believed at risk.

Resilient Connecticut 2.0

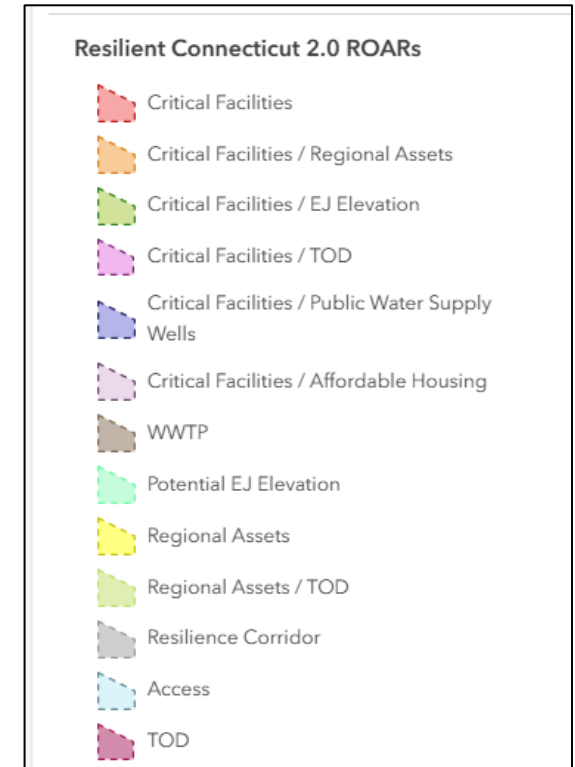
Included a Status Review of HMP Actions

	Activity Description	Status in May 2022
13	Road Reconstruction: Develop a priority list for road reconstruction and elevation for routes which experience frequent flooding or are integral to evacuation. Build into PW evaluation criteria. (Carried over and modified)	Found to be redundant; see #4 above and #15 below.
14	Upgrade Culverts: Evaluate and reconstruct culverts in town to meet 100-year storm standards where feasible (carried over and modified)	Two bridge projects are complete; a third is underway. All of these have been elevated to allow more water conveyance or higher water elevations.
15	Elevate Road and Bridge: <ul style="list-style-type: none"> Evaluate and reconstruct Beach Park Road in several spots to be above Base Flood Elevation (BFE). Reconstruct Causeway in several locations to elevate above BFE Evaluate and reconstruct Route 1 (Boston Post Road) in several spots to be above Base Flood Elevation (BFE). Evaluate and reconstruct Nod and River Roads in several spots to be above Base Flood Elevation (BFE). (Carried forward but modified – strategies merged) 	Beach Park Road has been completed as noted above in #4. Causeway culvert was replaced after T.S. Irene but could not be increased in size without bringing in Army Corps. No progress on Boston Post Road, Nod, or River Roads. As noted above, the upcoming resiliency planning will help with prioritization.
16	Dune Restoration: Implement dune restoration and marshland protection techniques for flood storage and surge protection. (Carried Over)	No progress regarding dunes. There has been some limited work behind the town hall to remove Phragmites on a land trust property. The future multi-town plan will help to identify potential sites for further restoration.
17	Circulate Existing Literature: Access existing literature prepared by regional groups and the chamber of commerce and FEMA and display for public distribution in the Town Hall and Library. (Carried Over)	There is nothing specific on the Town social media or website. The town Facebook page does not get much traffic. Individual departments have more active social media.
18	Preparedness and Recovery Webpage: Keep up-to-date Town website with NH preparedness information, including hazard areas, evacuation routes deemed appropriate per NH event and locations of shelters. Include information about recovery assistance following NH events.	Found to be redundant; see #17 above.

Resilient Connecticut 2.0

At the end of the planning process, “Resilience Opportunity Areas” were delineated

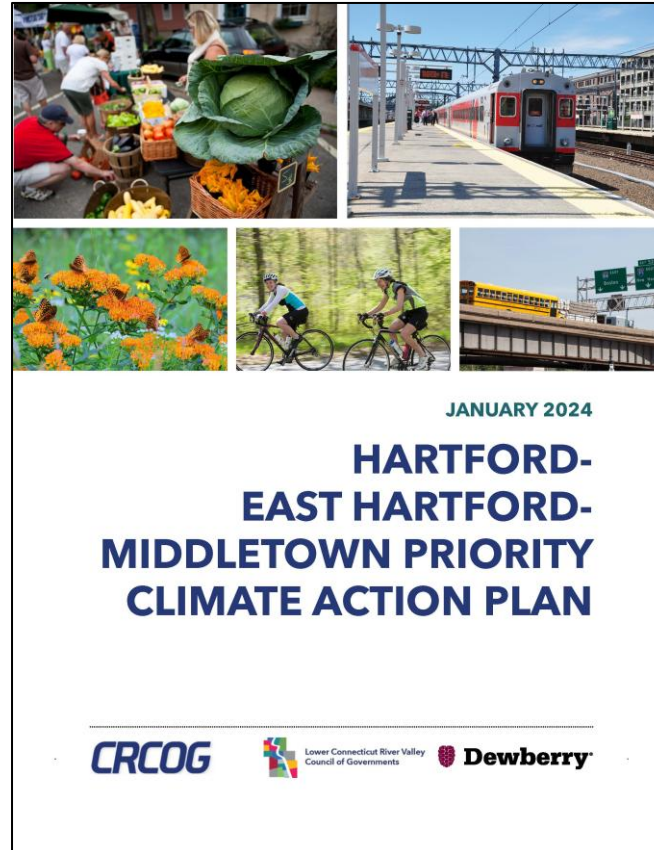
- **One area in Clinton** was identified through a quantitative map overlay and counting process.
 - ✓ The area is a “critical facility” typology in the RiverCOG region, due to the presence of the Town Hall, Police, Fire Station, Ambulance Facility (plus the Town center businesses)
 - ✓ When funded, CIRCA has the ability to conduct focused planning in this area which would include engagement with the critical facility managers and businesses; and concept designs
 - A similar study is wrapping up in Portland this spring – with the Police Station, Senior Center, and Library



Climate Action Planning

Background

- The Priority Climate Action Plan was developed by CRCOG and RiverCOG without much direct involvement of the Town. This was due to the very compressed schedule in December 2023 and January 2024.
- The sectors addressed were electricity generation, transportation, agriculture, waste management, and buildings



Sector



ELECTRICITY GENERATION

Priority Measure

- E1** Install solar panels on residences owned by municipal housing authorities
- E2** Install solar panels, add battery storage and develop microgrids on buildings and properties owned by municipalities (e.g. schools, town halls, parking lots)



TRANSPORTATION

- T1** Convert light duty municipal fleets to electric vehicles (EV)/hybrids, install municipal charging infrastructure, and switch municipal gas-powered equipment, such as leaf blowers, to electric
- T2** Install public EV charging infrastructure and fund maintenance of EV charging infrastructure
- T3** Encourage municipality-owned and privately-owned school buses switch to 20 percent biodiesel (B20) as an interim measure with a long-term focus on converting light duty municipal fleets to electric vehicles (EV)/hybrids
- T4** Pursue recommended improvements for at least one of the six transit corridors highlighted in *Metro Hartford RapidRoutes Transit Priority Corridors Study*
- T5** Develop and implement roundabout projects across the region, with a focus on LIDAC
- T6** Encourage mode shift across the region with complete streets projects that make it safer and easier to bike and walk for all users



AGRICULTURAL/ NATURAL & WORKING LANDS

- N1** Increase urban tree canopy in municipalities across the region



WASTE & MATERIALS MANAGEMENT

- W1** Establish and expand residential and academic food waste diversion programs and examine ways to increase utilization of anaerobic digestion



COMMERCIAL/ RESIDENTIAL BUILDINGS

- B1** Expand the region's commercial and residential energy audit programs and provide support for implementation
- B2** Undertake energy efficiency upgrades to municipal buildings

Climate Action Planning

Priority Measures

- The 12 climate action measures include some resiliency strategies

PRIORITY MEASURE	GHG ASSUMPTIONS	ESTIMATED CUMULATIVE GHG EMISSION REDUCTIONS (MTCO ₂ e)		IMPLEMENTING AGENCY OR AGENCIES	GEOGRAPHIC SCOPE
		2025-2035	2025-2050		
E1) Install Solar Panels on Homes Owned by Municipal Housing Authorities	Assuming 10,000 residents (approximately 3,000 homes) receive solar installations equal to their annual electricity consumption	72,732	207,420	Municipal housing authority & municipal government	LIDACs & MSA
E2) Install solar panels, add battery storage and develop microgrids on buildings and properties owned by municipalities (e.g. schools, town halls, parking lots)	Assuming solar installed on the remaining approximately 200 schools	95,143	284,168	Municipal government	LIDACs & MSA
T1) Convert Light Duty Municipal Fleets to EV/Hybrids; Install Municipal Charging Infrastructure; Switch Municipal Gas-Powered Equipment to Electric	Assuming 1,000 light-duty fleet vehicles replaced with EVs	70,400	202,400	Municipal government	LIDACs & MSA
T2) Install public EV charging infrastructure and fund maintenance of EV charging infrastructure	Further analysis pending	TBD	TBD	Municipal governments & EV charging partners	LIDACs & MSA
T3) Encourage municipality-owned and privately-owned school buses switch to 20 percent biodiesel (B20) as an interim measure with a long-term focus on converting light duty municipal fleets to EV/hybrids	Assuming 300 school buses converted to B20 biofuel blend	8,493	24,417	Municipal governments, school districts, bus companies, and EV charging partners	LIDACs & MSA
T4) Pursue Recommended Improvements for At Least One of the Six Transit Corridors Highlighted in Metro Hartford RapidRoutes Transit Priority Corridors Study	Further analysis pending	TBD	TBD	CTDOT & municipal governments	Bloomfield, East Hartford (includes LIDACs), Hartford (includes LIDACs), and West Hartford

← Microgrids (especially for critical facilities, shelters, etc.)

Climate Action Planning

Priority Measures

- The 12 climate action measures include some resiliency strategies

PRIORITY MEASURE	GHG ASSUMPTIONS	ESTIMATED CUMULATIVE GHG EMISSION REDUCTIONS (MTCO ₂ e)		IMPLEMENTING AGENCY OR AGENCIES	GEOGRAPHIC SCOPE
		2025-2035	2025-2050		
T5) Develop and Implement Roundabout Projects Across the Region with a focus on LIDACs	Further analysis pending	TBD	TBD	Municipal governments & CTDOT	LIDACs & MSA
T6) Encourage mode shift across the region with complete streets projects that make it safer and easier to bike and walk for all users	Further analysis pending	TBD	TBD	Municipal governments & CTDOT	LIDACs & MSA
N1) Increase Urban Tree Canopy in Municipalities Across the Region	Assuming 100,000 trees planted	14,352	37,752	Municipal governments	LIDACs & MSA
W1) Establish and expand residential and academic food waste diversion programs and examine ways to increase utilization of anaerobic digestion	Assuming 10,000 tons of waste diverted to local composting facilities	61,308	153,271	Municipal governments, CRCOG Solid Waste Working Group & Quantum Biopower (anaerobic digester company)	LIDACs & MSA
B1) Expand the region's commercial and residential energy audit programs and provide support for implementation	Assuming audits lead to a 1% overall reduction in residential and commercial electricity consumption	152,169	420,702	Municipal governments	LIDACs & MSA
B2) Undertake Energy Efficiency Upgrades to Municipal Buildings	Further analysis pending	TBD	TBD	Municipal governments	LIDACs & MSA



Trees (co-benefits include shade for heat mitigation; and help with stormwater management)

Four Shore Coastal Resiliency Plan

Background

- Clinton, Westbrook, Old Saybrook, and Fenwick accepted a Long Island Sound Futures Fund (LISFF) grant, administered by the Town of Westbrook, to develop a coastal resiliency plan for the four communities.
- **This is Clinton's first Town-guided resiliency plan, but it is primarily about coastal hazards (flooding and shoreline change)**
- The Clinton Coastal Resiliency Committee is Carrie Allen, Nick Webb, Martin Jaffe, Kate Zadek, Robin Kohnke, and Tom Welch

Share how recent storms have impacted you!

[Click Here To Share Your Story](#)

Four Shore Coastal Resiliency

The four coastal communities of Clinton, Westbrook, Old Saybrook, and Fenwick are working together to develop a regional Coastal Resiliency Plan. This Plan will result in a comprehensive understanding of risks associated with sea level rise, a shared vision for the future, and the identification of strategies and projects to reduce risk and build community resilience.

To learn more about the development of the Coastal Resilience Plan, including the project schedule, please visit the [About](#) page. Visit the [Get Involved](#) page for upcoming events and to [Share Your Story](#) of how flooding and erosion have impacted you.

DRAFT 1.17.2025

Table of Contents

Page i	Executive Summary
1 Page 01	Planning Process Provides an overview of the comprehensive planning process behind the development of the Coastal Resiliency Plan. It sets the stage for the detailed measures and initiatives outlined in subsequent sections, highlighting the commitment to safeguarding communities and natural assets from climate change.
2 Page 09	State of the Coast Analyzes the social and economic factors that shape the context of the study area, followed by an evaluation of existing municipal planning efforts, a comprehensive assessment of the prevailing physical conditions impacting the region, and a spotlight on community assets and public concerns.
3 Page 59	Sea Level Rise & Vulnerability This section presents sea level rise projections for 2050 and 2070 and identifies high-risk areas and assets vulnerable to climate change impacts through a comprehensive Risk Assessment. The analysis establishes a foundation for understanding coastal risks and developing targeted resiliency strategies.
4 Page 117	Resiliency Recommendations This section outlines adaptation options to enhance coastal resilience in the study area and highlights top priority projects for Clinton, Westbrook, Old Saybrook, and Fenwick, outlining recommended actions, potential benefits, planning-level cost estimates, potential partners, and funding sources for each project.
Appendix A Public Engagement Summary	
Appendix B Enlarged Maps	
Appendix C Coastal Resiliency Examples from other Locations	
Appendix D Abbreviations	

2025 Four Shore Coastal Resilience Plan

Four Shore Coastal Resiliency Plan

Plan Structure and Content

- A “final draft” of the plan document was provided to the four municipalities in September 2024 for review.
- Revisions have been underway from fall 2024 through winter 2024-2025.
- The current draft is dated 1/17/25.
- A final plan is anticipated in mid-2025.
- The plan includes a description of the planning process, a characterization of risks, and the following:
- **Toolkit Recommendations:** These are organized into shoreline fortification (nature-based and traditional), infrastructure (roads, tide gates, wastewater management), built environment (houses and their utilities/systems), and policies/programs (items that need more time like managed retreat).

DRAFT 1.17.2025

Coastal Resiliency Toolkit

General Action / Strategy Recommendation	Timeframe	Estimated Cost
Shoreline Fortification		
1A Natural Shoreline Fortification	4-10 years	Varies depending on application
1B Dune Management	4-10 years	Initial year: \$200-\$500/LF Annual maintenance: \$20-\$50/LF
1C Beach Nourishment	4-10 years	\$15-\$30/CY
2 Structural Shoreline Fortification	4-10 years	Varies depending on application
3 Marsh & Wetland Management	4-10 years	Varies depending on application
Infrastructure Including Water Infrastructure		
4 Elevate Roads	4-10 years	Varies depending on application
5 Railroad Underpass Flooding	Varies	Varies depending on application
6 Install Backflow Preventers	1-3 years	Varies depending on application
7 Dredging	Varies	Varies depending on application
8 Stormwater Management	1-3 years	Varies depending on application
9 Manage or Replace Tide Gates	10+ years	\$1M/tide gate
10 Bury Utility Lines	10+ years	Varies depending on application
11 Investigate Long-Term Wastewater Management Solutions	10+ years	Varies depending on application
Built Environment		
12 Elevate Structures	1-3 years	Varies depending on application
13 Secure Plastic Septic Tanks	1-3 years	\$2K-\$4K/system
14 Elevate Critical Equipment	1-3 years	\$50K/home
Policies & Programming		
15 Land Use Regulations	1-3 years	Varies depending on staff or consulting work
16 Managed Retreat	10+ years	\$2M-\$3M/acquisition
17 Participate in the Community Rating System	1-3 years	Municipality: \$5K-\$15K/year Consultant: \$15K-\$20K
18 Offer Community Training & Education	1-3 years	Varies depending on application

Four Shore Coastal Resiliency Plan

Plan Structure and Content

- **Area-specific actions:** These recommendations are comprised of the individual strategic recommendations; and are geared toward lowering flood and/or erosion risks in specific locations.
- The areas in Clinton are:
 - ✓ Shore Road, Causeway, and Groveway
 - ✓ Grove Street, Town Dock, Riverside Drive
 - ✓ Town Beach
 - ✓ Meadow Road Area
 - ✓ East Main Street at Indian River
 - ✓ Town Hall and Fire Department

Municipality-Specific Focus Areas		Location
19	Shore Road, Causeway, & Groveway	Clinton
20	Grove Street Area, Town Dock, & Riverside Drive	Clinton
21	Clinton Town Beach Replenishment & Fortification	Clinton
22	Meadow Road Area Improvements	Clinton
23	East Main Street Indian River Crossing	Clinton
24	Town Hall and Fire Department	Clinton
25	Coral Sands Area Improvements	Westbrook
26	Old Mail Trail Area Improvements	Westbrook
27	Middle Beach Area	Westbrook
28	Route 1 Between Wesley Avenue & Old Clinton Road Improvements	Westbrook
29	Chalker Beach Area Improvements	Old Saybrook
30	Old Sea Lane and Hartford Avenue Outfall Repair	Old Saybrook
31	Existing Seawall Evaluation	Old Saybrook
32	Indian Town Area Improvements	Old Saybrook
33	Living Shoreline Feasibility	Old Saybrook
34	Sequassen Avenue Improvements	Fenwick
35	West End (Scum Beach, Maple Avenue, Seawalls)	Fenwick
36	Pettipaug Avenue Seawall	Fenwick
37	Folly Point Erosion	Fenwick
38	Breakwater Maintenance & Repair	Fenwick
39	Dredging of South Cove	Old Saybrook / Fenwick

Update on Flood Losses

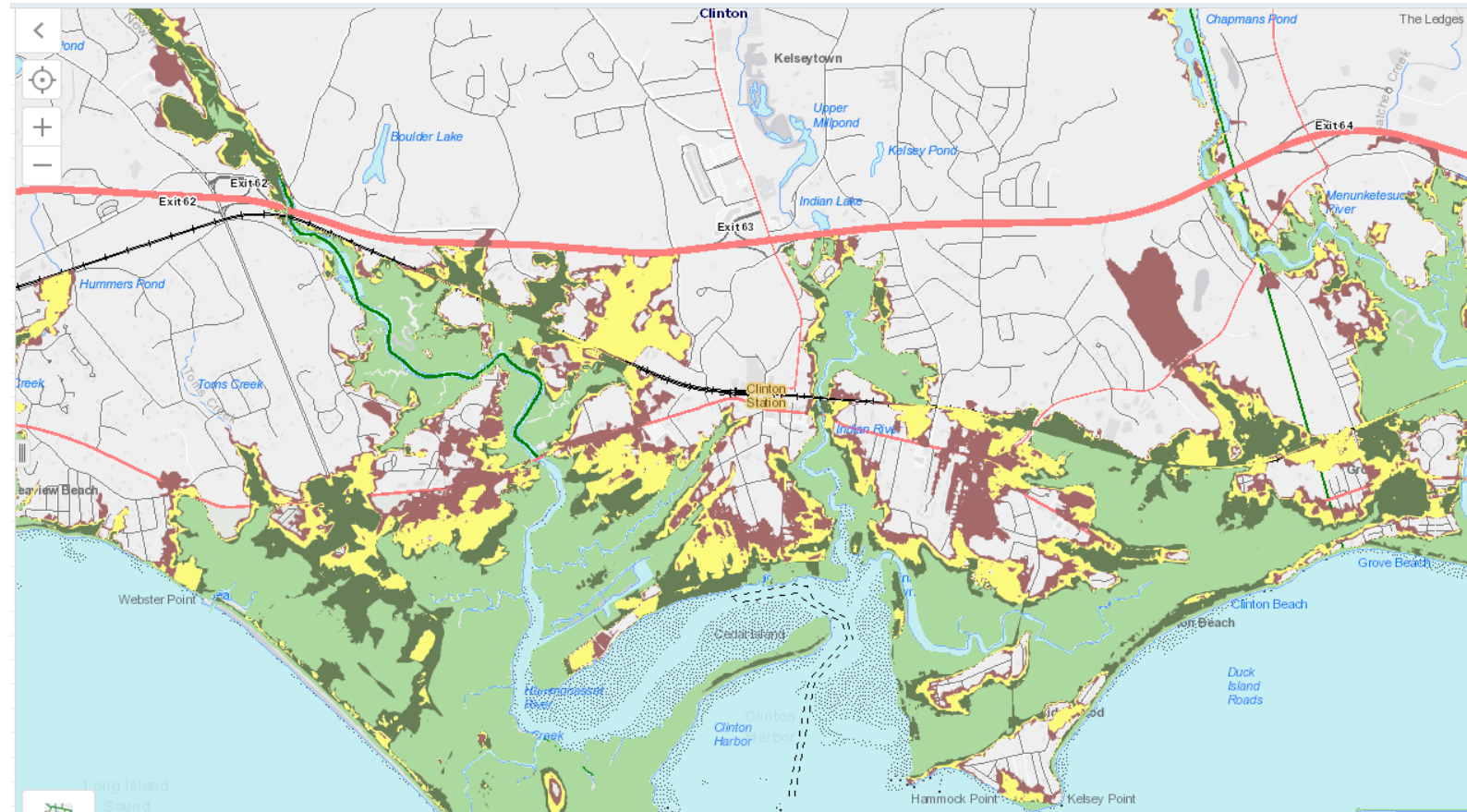
Do changes show us anything?

- As noted earlier, a total of 729 NFIP flood insurance policies were in force in 2020, providing approximately \$175 million in coverage.
 - Total losses paid were approximately \$7.8 million as of 2020.
- However, as of January 2025, **a total of 544 NFIP flood insurance policies were in force, providing approximately \$139 million in coverage.** This is a sharp decline, and it occurred statewide.
 - Total losses paid were approximately \$8.4 million as of 2025.
- This means that about \$0.6 million was paid out from 2020-2025. This happened at the same time as the policy count shrinking from 729 to 544.
 - *Fewer properties are insured, but insured properties are continuing to experience floods.*
 - *Very likely that uninsured losses are occurring at some of the properties that dropped flood insurance.*

Hurricane Surge Risk Mapping

Surge Inundation Mapping (2012)

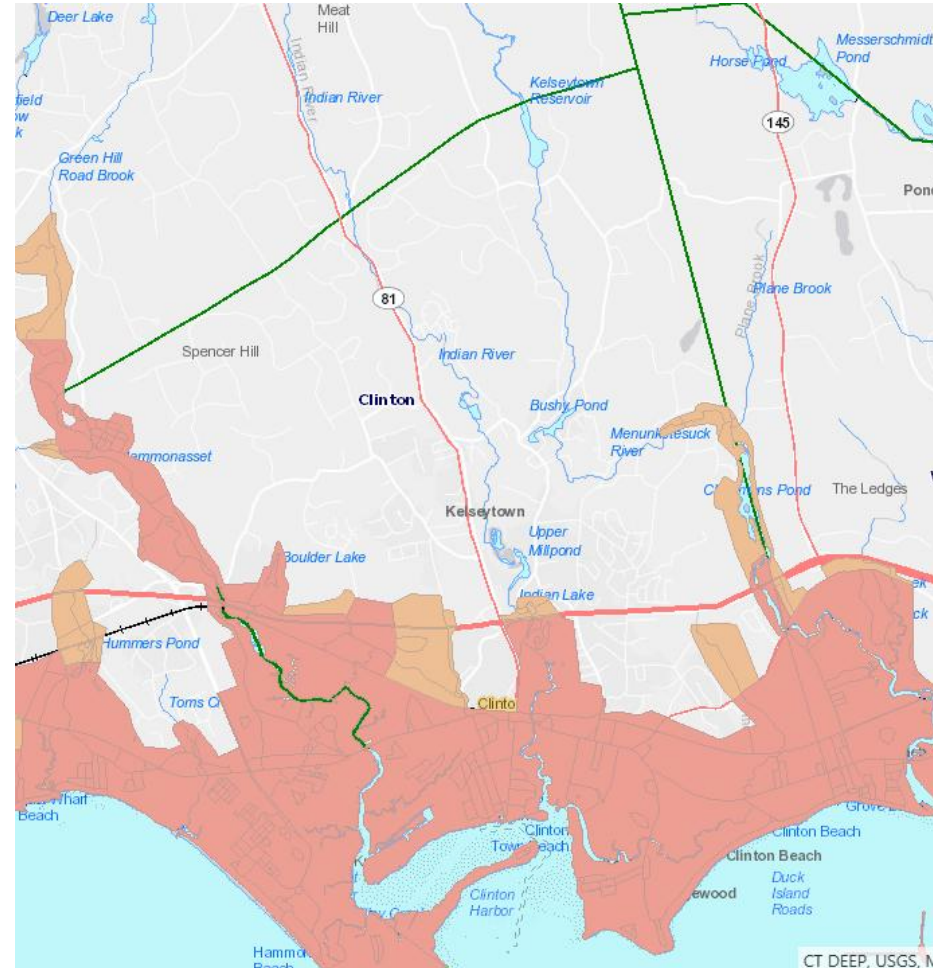
- This isn't new since the 2015 edition of the POCD
- Surge zones extend upstream off this view along rivers
- Shows category 1 (light green), 2 (dark green), 3 (yellow), and 4 (brown)



Hurricane Surge Risk Mapping

Evacuation Zone Mapping (2014)

- This also isn't new since the 2015 edition of the POCD
- Dark orange-red is Zone A
- Orange is Zone B
- Route 1 and I-95 are in Zones A and B, so evacuation would need to be early



What Have We Heard from Engagement?

Engagement includes the survey and Christmas in Clinton (so far)

- None of the in-person comments at Christmas in Clinton mentioned resiliency topics
- About 15 survey respondents chose flooding/hazards (as one of their top five choices) when asked “Which do you think should be the highest priority for Clinton over the next 10 years?”
- Open responses to “what is Clinton’s greatest challenge” included the following:
 - ✓ “Lack of sufficient funds and community support to properly tackle flooding...”
 - ✓ “Rising sea levels affecting shoreline homes, septic systems, and LIS water quality”
 - ✓ “Global warming”
 - ✓ “The fire station is oddly located so close to a tidal river. Relocation of the fire station and developing the site as a commercial or social asset”

Other Townwide Challenges

Which townwide POCD topics are related to resiliency?

- **Housing:** new housing and renovated housing will need to be resilient to flooding, extreme heat, and severe wind events.
- **Economic Development:** many commercial areas are in areas of risk, including parts of Clinton's Town Center.
- **Wastewater Management:** subsurface sewage disposal systems (septic systems) can be impaired by rising groundwater tables in coastal areas. Towns should avoid extreme outcomes such as loss of reasonable use of properties.
- **Municipal Facilities:** some critical facilities are at risk of flooding.
- **Historic and Cultural Resources:** Historic structures are very difficult to adapt.
- **Environmental Resources, Open Spaces, and Agriculture:** forests and farms are at risk of droughts, wildfires, invasive species, and introduction of insects that damage vegetation.
- **Aging Population:** the elderly and people without transportation may be at elevated risk during extreme heat events.

Ideas to Discuss

- **Four Shore Coastal Resiliency Plan:** The Four Shore Plan is **your** plan; don't lose the momentum! Fold key policies and/or recommendations into the POCD's goals and actions.
- **Grant Eligibility:** RiverCOG will begin the hazard mitigation plan update in 2025. The "local coordinator" job usually goes to emergency management. Consider involving the Town Manager's office.
- **Municipal Facilities:** The next decade is probably the appropriate time to make decisions about the Fire Station. What can the POCD say about this?
- **Wastewater Management:** In coastal areas and flood zones, re-cast wastewater challenges as resiliency challenges when this approach might unlock funding and resources.
- **Vulnerable Populations:** The population is aging. Should the POCD address any needs relative to shelters, cooling center, etc.?
- **Other Flood Topics:** Does the POCD need to take a stand relative to design criteria for drainage systems? [probably not]. Does the POCD need to take a stand relative to elevating roads or assisting homeowners with options? [Perhaps].
- **Town Center:** Signs are pointing to a renewed strong interest in downtown investment. Does the POCD need to say anything about making properties more flood-adapted along the Indian River?
- **Route 1:** Many key commercial properties are located in flood zones. Should the POCD say anything about redevelopment?



Town of Clinton **Plan of Conservation and Development**

Topic:
Sustainability



Terminology

- **Sustainability:** The practice of using resources in a way that meets the needs of the present without compromising the ability of future generations to meet their own needs.
- Sometimes embedded within sustainability are the concepts of environmental protection, social equity, economic development, and resilience.

Resolution

- **Purpose:** The Sustainability Committee shall advise and recommend to the Town Council sustainability principles to be adopted and the initiatives that will further the Town's approved sustainability goals. The Committee shall have a goal of maintaining the Town of Clinton's certification in the Sustainable CT Program.
- **Charges and Responsibilities:**
 - ✓ Coordinate activities related to maintaining the Town of Clinton's certification in the Sustainable CT program and serve as the Town's Sustainability Team.
 - ✓ Recommend **goals, strategies, policies, and actions to improve sustainable municipal operations** to the Clinton Town Council.
 - ✓ Develop an annual work plan to be approved by the Clinton Town Council that details strategies and actions the Committee will take to advance sustainability goals in the areas of inclusivity and equity, economic vitality and resilience, stewardship of natural resources, vibrant and creative cultural ecosystems, dynamic and resilient planning, clean and diverse transportation, clean and efficient energy systems, inclusive community engagement and education, materials management, health and wellness, affordable housing opportunities, and homelessness prevention.
 - ✓ **Make recommendations to, and when appropriate support sustainability initiatives of other committees, commissions, and community organizations working to advance sustainability goals.**
 - ✓ Provide reports to the Town Council every six (6) months.

Situation

- **Challenge:** Residents are accustomed to a high standard of living that is often driven by unsustainable activities. Transitioning to sustainability is difficult when there is short-term competition for funding and programs that overshadow long term sustainability goals.
- **Looking Ahead:** Clinton has been certified *Bronze* under Sustainable CT. What sustainability goals should be aligned with the Town's values and vision for the next ten years?
- **The POCD Should:** Encourage sustainability in different facets of planning and development through the various goals and objectives of the Plan. Provide a measurable Townwide sustainability goal, such as *Silver* certification under Sustainable CT.
- **The POCD Must:** Position Clinton to be eligible for grants and loans to enhance sustainability programs.

What are the Sustainability Benefits?



Environmental Impacts

Cleaner air and water, and enhanced preservation of land and natural resources.



ECONOMIC

Economic Well-Being

Stability and growth for local businesses, and job retention and creation.



Cost Savings

Cost savings to your municipal budget and operations.



Community Building

Enhanced connection of your residents to your local community, engaged partnership to improve your community, and enhanced resident awareness.



Climate Resilience

Improved ability of your community to anticipate, adapt and flourish in the face of disruption.

ECOLOGIC



Greenhouse Gas Reduction

Reduced greenhouse gas emissions.



SOCIAL

Equity

New, improved, and valued relationships between different members of your community. More inclusive decision-making and improved access to services and sharing of benefits with all residents - current and future - regardless of race, income, ability, age, gender, sexual orientation, etc.



Health and Wellness

Optimal health and wellness for all residents.

What Are Some Facets of *Economic* Sustainability?

- **Support Economic Development**
 - ✓ Identify methods to retain and create jobs
 - ✓ Identify methods to facilitate provision of goods and services
- **Support New Innovations and Approaches,**
 - ✓ While Managing Potential Impacts
- **Maintaining a Diverse Business Mix For a Diverse Tax Base**
- **Encouraging “Highest and Best Use” for Each Parcel**
- **Encouraging Fiscal Resiliency**
- **Ensuring Staff are Available to Deliver High Quality Services**

What Are Some Facets of *Social* Sustainability?

- **Municipal Policies and Programs**
 - ✓ Ensure services, facilities, and programs are sensitive to needs of all residents
- **Increase Awareness of Social Programs**
- **Promote Public Health to Maintain & Enhance Quality of Life**
- **Encourage Community Involvement**

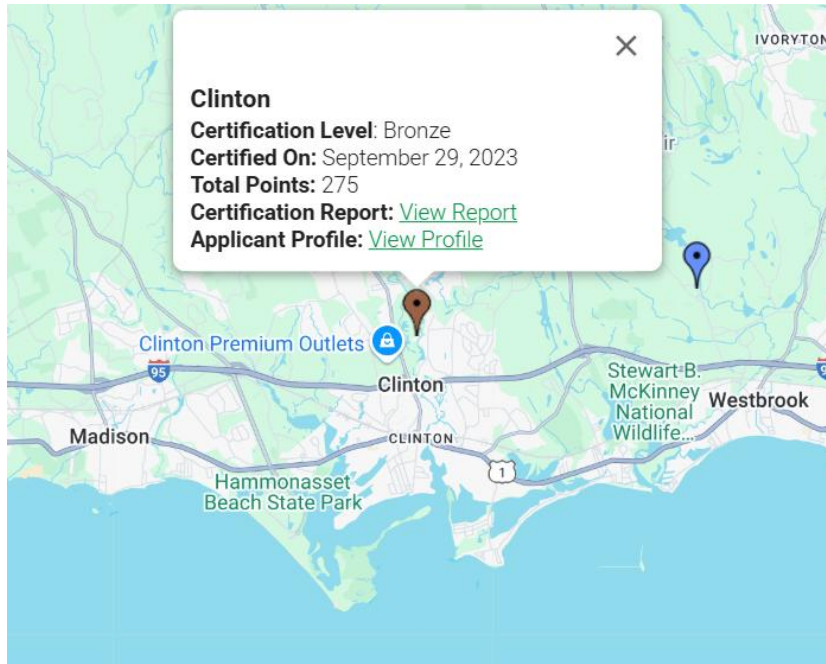
What Are Some Facets of *Ecological* Sustainability?

- **Reducing Energy Consumption / Greenhouse Gas Emissions**
 - ✓ Replace municipal fleet with hybrid and/or electric vehicles
 - ✓ Installing public electric vehicle charging stations
 - ✓ Regulations for solar panel installation
 - ✓ Encouraging alternative travel modes
- **Promoting Green Technologies**
 - ✓ Use of high performance building standards
 - ✓ Low Impact Development standards
 - ✓ Manage stormwater quality
- **Promote Efficient Water Usage**
 - ✓ Encourage water conservation and support drought cutbacks
- **Promote sustainable wastewater methodologies and waste streams**

Resources Reviewed

- Sustainable CT Certification Resources and Report (2023)
- Regional Plan of Conservation and Development (2021)
- Hartford-East Hartford-Middletown Priority Climate Action Plan (2024)

Sustainable CT



- Clinton was certified Bronze by Sustainable CT on September 29, 2023.
- The certification expires on December 31, 2026.
- There are 13 categories for certification points

The 13 categories can be grouped:

- Environmental (3)
- Economic (2, 6, 7)
- Social Equity (1, 4, 10, 11, 12)
- Planning / Management (5, 8, 9, 13)

1. Inclusive and Equitable Community Impacts
2. Thriving Local Economies
3. Well-Stewarded Land and Natural Resources
4. Vibrant and Creative Cultural Ecosystems
5. Dynamic and Resilient Planning
6. Clean and Diverse Transportation Systems and Choices
7. Renewable and Efficient Energy Infrastructure and Operations
8. Inclusive Engagement, Communication and Education
9. Strategic Materials Management
10. Optimal Health and Wellness Opportunities
11. Healthy, Efficient and Diverse Housing
12. Effective, Compassionate Homelessness Prevention
13. Innovative Strategies and Practices

Sustainable CT – Environmental



East Main Street Pollinator Garden

- **Category 3: Well-Stewarded Land and Natural Resources**
 - ✓ Developed an Open Space Plan and property inventory
 - ✓ Established an Open Space Acquisition Fund
 - ✓ Enhanced pollinator pathways by providing education to residents and local businesses
 - ✓ Enhanced pollinator pathways by creating native pollinator gardens and upgrading existing gardens to be pollinator friendly
 - ✓ Promoted dark skies by updating zoning regulations to include requiring dark sky compliant fixtures

Sustainable CT – Economic

- **Category 2: Thriving Local Economies**

- ✓ Supported redevelopment of Brownfield sites (inventory and mapping of sites)
- ✓ Inventoried and promoted local products and services (Chamber of Commerce)

- **Category 6: Clean and Diverse Transportation Systems and Choices**

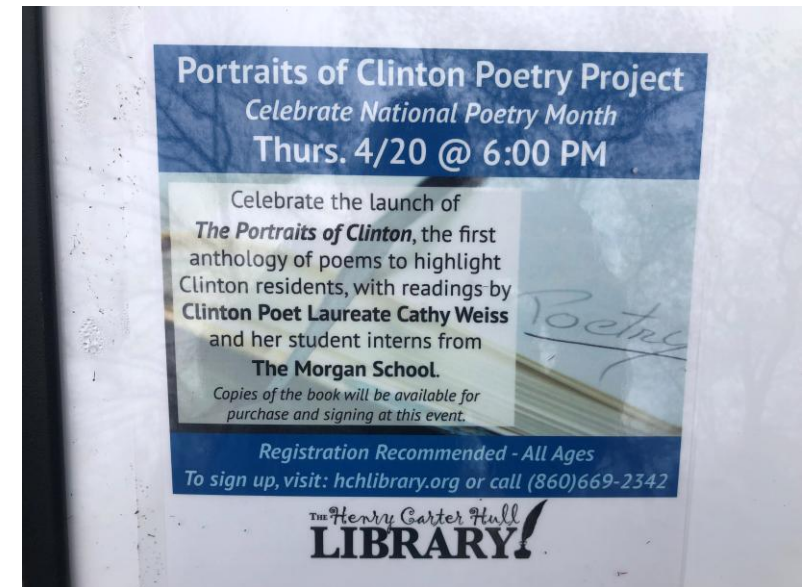
- ✓ Implemented Complete Streets training
- ✓ Conducted pedestrian audit with Desegregate CT which resulted in Walk Audit Report

- **Category 7: Renewable and Energy Efficient Infrastructure and Operations**

- ✓ Encouraged building owners to access C-PACE (Chamber of Commerce outreach and Town Hall fliers)

Sustainable CT – Social Equity

- **Category 1: Inclusive and Equitable Community Impacts**
 - ✓ Sustainability Committee outreach to manufactured housing residents
 - ✓ Was also part of **Category 13: Innovative Strategies and Practices**
- **Category 4: Support Arts and Creative Culture**
 - ✓ Established a poet laureate
 - ✓ Included arts and culture in publicly available municipal marketing
 - ✓ Established an arts council
 - ✓ Established an arts district
 - ✓ Promoted events at local library through municipal outlets



Poetry Event Promotion

Sustainable CT – Social Equity

- **Topic 10: Optimal Health and Wellness Opportunities**

- ✓ Smoking banned on town property
- ✓ Passed cannabis use ordinance for town property
- ✓ Partnership with REACT program to educate young people about substance abuse
- ✓ Obtained easement for resident parking and access to Food for All community garden at Episcopal Church of the Holy Advent

- **Category 11: Implement an Affordable Housing Plan**

- ✓ Sustainable and affordable housing options reportedly grew by 0.5% from 2017 to 2022

- **Category 12: Effective, Compassionate Homelessness Protection**

- ✓ Information posted on Clinton website for those experiencing homelessness
- ✓ Fliers of information available at Clinton Human Services

Sustainable CT – Planning / Management

- **Category 5: Integrate Sustainability into POCD**

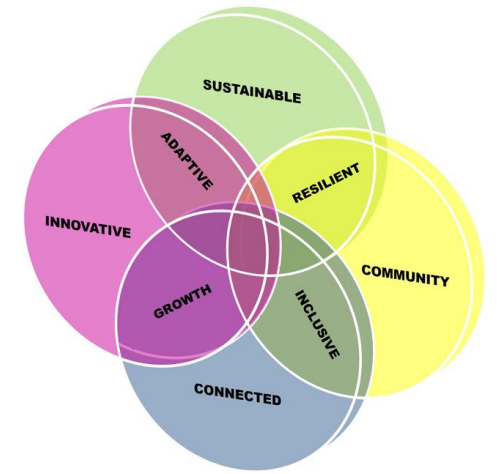
- ✓ Hazard mitigation integrated into 2015 POCD
- ✓ Sustainability concepts in 2015 POCD:
 - Brownfields
 - Pedestrian safety and connectivity
 - Bicycle connections
 - Sustainable recommendations, such as:
 - ❖ *Explore provision for commercial large-scale alternative energy facilities*
 - ❖ *Increase efforts to restore and improve environmental quality in salt marshes, including the removal of phragmites and other invasive species*
 - ❖ *Require consideration and incorporation of BMPs in water use and conservation for new developments*
 - Low impact design standards
- ✓ Inventoried and assessed historic resources

*The new POCD
must continue
to support
Sustainable CT
certification*

Sustainable CT – Planning / Management

- **Topic 8: Inclusive Engagement, Communication, and Education**
 - ✓ Held 15 sustainability events over three years
- **Topic 9: Reduce and Compost Organic Waste**
 - ✓ Advertised and implemented Food Scrap Recycling Program which incorporates household food scraps into the leaf composting program

Regional POCD



- **Sustainability** is one of four key themes in the RiverCOG *Regional Plan of Conservation and Development 2021-2031*
- Regional Strengths, Weaknesses, Opportunities, and Threats related to sustainability include:

Strengths

- Connecticut River
- Long Island Sound and shoreline
- Farmland
- Forests
- Wetlands and waterbodies
- Natural and undeveloped lands
- Institutions: Higher education, major employers, non-profit organizations
- Local stewardship of environmental resources
- Strong volunteerism from senior population
- Resiliency and adaptability of the Region's residents

Weaknesses

- Inadequate affordable housing for those working in or serving our towns
- High cost of housing
- High public school education costs
- Limited economic development
- Impaired water bodies
- Limited public transit options
- Lack of ethnic and cultural diversity
- Limited access to resources for low income populations
- Substantial reliance on single occupant vehicles for a majority of trips
- Shortage of skilled workers and continued need for technical job training

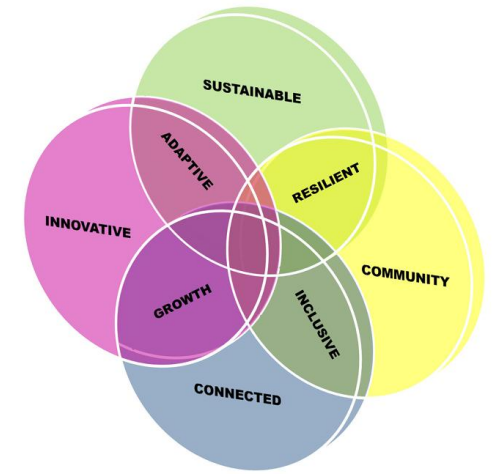
Opportunities

- Provide housing access to segments of the population in need of housing or in need of better housing
- Expand amount of protected open space by strategically targeting the most ecologically significant lands
- Encourage infill development and redevelopment over the use of undeveloped lands
- Provide more support and incentives for agriculture
- Support economic development that provides the Region with a range of jobs suitable for the residents of the Region.
- Improve and expand access to transit for all segments of the population

Threats

- Insufficient infrastructure and services to support aging population
- Population loss
- Climate change and sea level rise
- Aging infrastructure
- Loss of retail
- Loss of manufacturing
- Loss of agriculture
- Loss of biodiversity
- Invasive species
- High taxes
- Fragility of the power grid and Internet instability
- Global pandemic
- Projected loss of trees due to forest health and invasive species
- Increasing state and local tax rates

Regional POCD



- Eight **Regional Goals** and Numerous **Recommendations** related to Sustainability

1

Goal 1: Continue to protect air, water, and land in the Region.

Recommendations

- Promote and expand natural resource stewardship.
- Increase the area of land classified as protected open space.
- Expand and protect open space along the Connecticut River.
- Coordinate and prioritize open space preservation throughout the Region.
- Protect the biodiversity of the Region and control invasive species by investing in invasive species removal and education and conducting outreach along rivers to make visitors and residents aware of the threat of invasive species.
- Maximize opportunities to link open space land and create an inter-connected system of protected habitat in the Region.
- Support shoreline towns in complying with the recommendations and requirements of the Long Island Sound Blue Plan and the Coastal Zone Management Act.
- Restore shell fish beds in the Long Island Sound consistent with the recommendations of the Long Island Sound Habitat Restoration Initiative recommendations for coastal habitat restoration.

2

Goal 2: Improve water quality and protect water supply.

Recommendations

- Ensure an adequate and high-quality water supply.
- Encourage preservation of water supply watershed lands.
- Reduce environmental impacts of sewage discharge.
- Reduce impervious surface and stormwater runoff.
- Discourage development in floodways and floodplains.
- Ensure that wetlands are restored, enhanced, and protected.

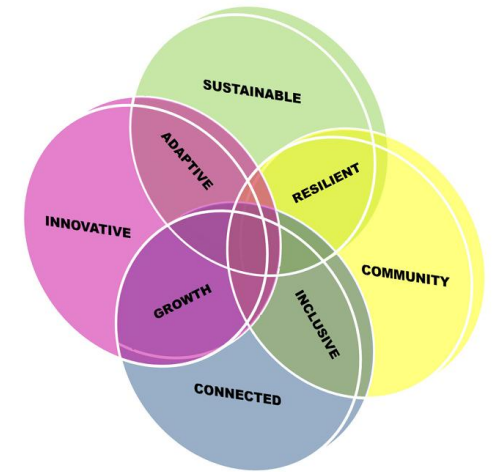
3

Goal 3: Prepare for potential impacts of climate change.

Recommendations

- Connect communities with tools and resources to address climate change.
- Strengthen and broaden network of partnerships to address climate change.
- Bolster a regional approach to climate change planning.
- Assist shore communities with resiliency planning.
- Promote renewable energy sources.
- Prepare and implement pre-disaster mitigation plans.
- Discourage and avoid high-density development in areas vulnerable to sea-level rise.
- Conduct and produce a regional coastal resiliency study and plan.

Regional POCD



- Eight **Regional Goals** and Numerous **Recommendations** related to Sustainability

4

Goal 4: Preserve farmland and agriculture.

Recommendations

- Support the use of and access to locally grown food supplies.
- Identify vulnerable and potentially transitional agricultural properties and proactively work to keep those properties actively farmed.
- Support a viable and long-term agricultural industry and sustainable agricultural land uses that serve as beneficial resources to the Region.
- Support right-to-farm ordinances.
- Support the economic competitiveness of regional agriculture and encourage the diversification of potential sources of farm income, including value added products, agricultural tourism, roadside stands, organic farming, and farmers markets.
- Encourage best management practices in agriculture and animal operations to protect watersheds from contamination and erosion, reduce greenhouse gas emissions, conserve energy and water, and utilize alternative energy sources, including wind and solar power.

5

Goal 5: Support transportation and mobility systems and land use development that contribute to environmental and human sustainability while minimizing adverse environmental impacts.

Recommendations

- Improve and expand transit services with a focus on areas with low vehicular ownership rates as a means of improving equity in transit access.
- Support transportation management programs that reduce the use of single-occupancy vehicles.
- Encourage development that is located and designed to reduce vehicular trips and associated air pollution by utilizing compact development patterns in town centers and near major transit facilities.
- Incorporate a mixture of uses within town centers and near major transit facilities that encourage people to walk, bicycle, or use public transit.
- Encourage incentives for developers that maximize use of sustainable and low impact land development practices.
- Promote greater access to walkable neighborhoods—with healthy food, parks, shops, transportation options, and other amenities.

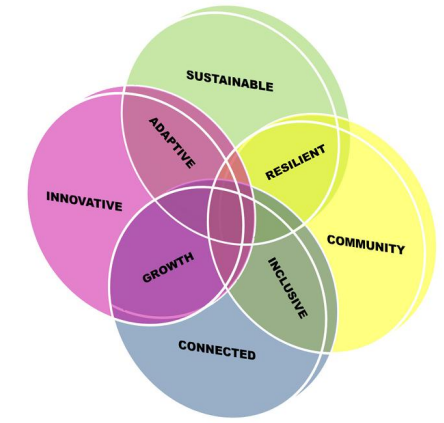
6

Goal 6: Take measures necessary to support a sustainable and resilient economy.

Recommendations

- Ensure that local regulations support business models that can adapt to a changing economic climate whether retail, office, industrial, or home-based businesses and online/remote work.

Regional POCD



- Eight **Regional Goals** and Numerous **Recommendations** related to Sustainability

7

Goal 7: Ensure diverse and balanced neighborhoods and communities with housing available for households of all income levels.

Recommendations

- Reinvest in historically under-served communities.
- Promote affordable alternative forms of housing, including those that offer opportunities for economies of scale and shared supporting facilities.
- Encourage mixed-income developments accessible to lower income residents, especially in high opportunity and resource-rich areas.
- Take affirmative actions to further fair housing choice in the Region.
- Emphasize the need for affordable housing options for seniors, people with disabilities, and people with special needs near transit, healthcare services, shopping, and other amenities.
- Encourage and work with organizations serving populations with special needs to provide housing opportunities and or housing support for their service population.
- Encourage the development of resources to help struggling households avoid evictions or foreclosures.
- Monitor and support federal and state research, legislation, and funding for housing and housing related programs and services.
- Ensure an equitable distribution of supportive housing and facilities for people experiencing homelessness throughout the Region, especially sites that are collocated with support services for health, mental health, and workforce development and that are located near transit.
- Create a Regional Housing Plan that would encourage the development of affordable housing near transit, employment centers, opportunity areas, and resource-rich areas.
- Implement development policies to protect the public health, safety, and welfare equitably among all segments of the population and reduce the number of people who are disenfranchised by the process.
- Support access to high quality early childhood education facilities for all residents and workers in the region.

8

Goal 8: Balance growth with natural resource protection.

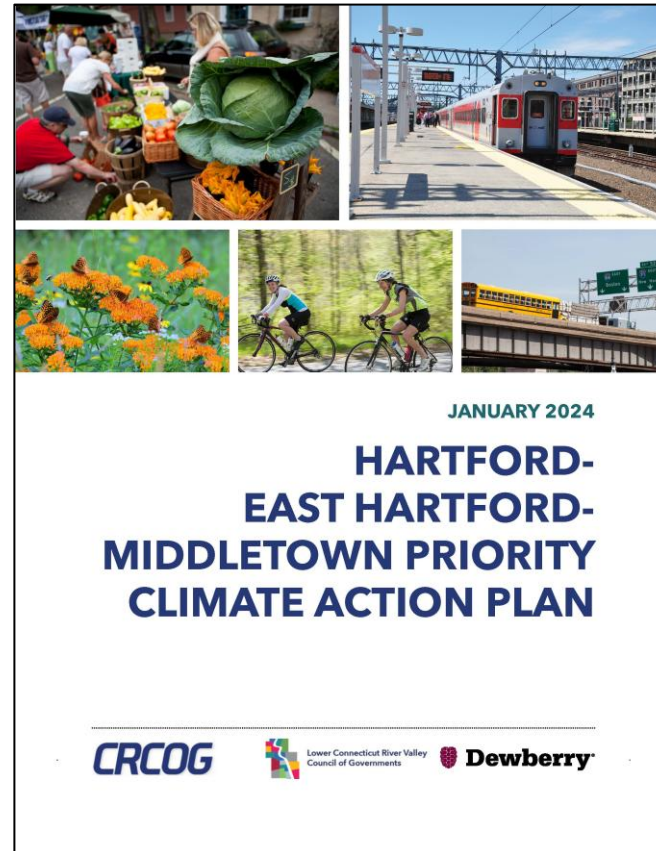
Recommendations






- Work with shoreline communities to address environmental concerns and protection for existing development in a balanced way.
- Guide growth to Regional centers and areas of established infrastructure.
- Increase redevelopment and infill development efforts.
- Encourage the Region's towns to review zoning district designations, boundaries, and allowed uses to ensure that zoning regulations are adequately protective of natural resources.
- Revise zoning and subdivision regulations to ensure that the environmental impact of new development is minimized.
- Guide growth towards areas of existing water and sewer infrastructure or areas where soils are suitable for sub-surface wastewater disposal.
- Support towns in facilitating the use of engineered wastewater disposal systems to enable development at appropriate densities where desired.
- Ensure equal access to benefits of a strong economy for all groups through job training to facilitate entry into the job market.
- Support the development of green infrastructure (low impact, environmentally friendly) in new projects and to replace existing infrastructure.
- Work with local institutions to expand job training in sustainable industries such as the green infrastructure construction and renewable energy sectors.
- Balance the need for renewable energy infrastructure with the need to minimize environmental and adverse land impacts.
- Protect the quality and quantity of regional supply of drinking water.

Climate Action Planning

Background

- The Priority Climate Action Plan was developed by CRCOG and RiverCOG without much direct involvement of the Town. This was due to the very compressed schedule in December 2023 and January 2024.
- The sectors addressed were **electricity generation, transportation, agriculture, waste management, and buildings**



Sector	Priority Measure
 ELECTRICITY GENERATION	<ul style="list-style-type: none">E1 Install solar panels on residences owned by municipal housing authoritiesE2 Install solar panels, add battery storage and develop microgrids on buildings and properties owned by municipalities (e.g. schools, town halls, parking lots)
 TRANSPORTATION	<ul style="list-style-type: none">T1 Convert light duty municipal fleets to electric vehicles (EV)/hybrids, install municipal charging infrastructure, and switch municipal gas-powered equipment, such as leaf blowers, to electricT2 Install public EV charging infrastructure and fund maintenance of EV charging infrastructureT3 Encourage municipality-owned and privately-owned school buses switch to 20 percent biodiesel (B20) as an interim measure with a long-term focus on converting light duty municipal fleets to electric vehicles (EV)/hybridsT4 Pursue recommended improvements for at least one of the six transit corridors highlighted in <i>Metro Hartford RapidRoutes Transit Priority Corridors Study</i>T5 Develop and implement roundabout projects across the region, with a focus on LIDACT6 Encourage mode shift across the region with complete streets projects that make it safer and easier to bike and walk for all users
 AGRICULTURAL/ NATURAL & WORKING LANDS	<ul style="list-style-type: none">N1 Increase urban tree canopy in municipalities across the region
 WASTE & MATERIALS MANAGEMENT	<ul style="list-style-type: none">W1 Establish and expand residential and academic food waste diversion programs and examine ways to increase utilization of anaerobic digestion
 COMMERCIAL/ RESIDENTIAL BUILDINGS	<ul style="list-style-type: none">B1 Expand the region's commercial and residential energy audit programs and provide support for implementationB2 Undertake energy efficiency upgrades to municipal buildings

Climate Action Planning

Priority Measures

- The 12 climate action measures include many sustainability strategies

PRIORITY MEASURE	GHG ASSUMPTIONS	ESTIMATED CUMULATIVE GHG EMISSION REDUCTIONS (MTCO ₂ e)		IMPLEMENTING AGENCY OR AGENCIES	GEOGRAPHIC SCOPE
		2025-2035	2025-2050		
E1) Install Solar Panels on Homes Owned by Municipal Housing Authorities	Assuming 10,000 residents (approximately 3,000 homes) receive solar installations equal to their annual electricity consumption	72,732	207,420	Municipal housing authority & municipal government	LIDACs & MSA
E2) Install solar panels, add battery storage and develop microgrids on buildings and properties owned by municipalities (e.g. schools, town halls, parking lots)	Assuming solar installed on the remaining approximately 200 schools	95,143	284,168	Municipal government	LIDACs & MSA
T1) Convert Light Duty Municipal Fleets to EV/ Hybrids; Install Municipal Charging Infrastructure; Switch Municipal Gas-Powered Equipment to Electric	Assuming 1,000 light-duty fleet vehicles replaced with EVs	70,400	202,400	Municipal government	LIDACs & MSA
T2) Install public EV charging infrastructure and fund maintenance of EV charging infrastructure	Further analysis pending	TBD	TBD	Municipal governments & EV charging partners	LIDACs & MSA
T3) Encourage municipality-owned and privately-owned school buses switch to 20 percent biodiesel (B20) as an interim measure with a long-term focus on converting light duty municipal fleets to EV/ hybrids	Assuming 300 school buses converted to B20 biofuel blend	8,493	24,417	Municipal governments, school districts, bus companies, and EV charging partners	LIDACs & MSA
T4) Pursue Recommended Improvements for At Least One of the Six Transit Corridors Highlighted in Metro Hartford RapidRoutes Transit Priority Corridors Study	Further analysis pending	TBD	TBD	CTDOT & municipal governments	Bloomfield, East Hartford (includes LIDACs), Hartford (includes LIDACs), and West Hartford



Installation of solar panels and arrays, conversion of municipal fleets to hybrids and electric vehicles, proliferation of electric vehicle charging infrastructure, and use of 20% biodiesel in school buses.

Climate Action Planning

Priority Measures

- The 12 climate action measures include many sustainability strategies

PRIORITY MEASURE	GHG ASSUMPTIONS	ESTIMATED CUMULATIVE GHG EMISSION REDUCTIONS (MTCO ₂ e)		IMPLEMENTING AGENCY OR AGENCIES	GEOGRAPHIC SCOPE
		2025-2035	2025-2050		
T5) Develop and Implement Roundabout Projects Across the Region with a focus on LIDACs	Further analysis pending	TBD	TBD	Municipal governments & CTDOT	LIDACs & MSA
T6) Encourage mode shift across the region with complete streets projects that make it safer and easier to bike and walk for all users	Further analysis pending	TBD	TBD	Municipal governments & CTDOT	LIDACs & MSA
N1) Increase Urban Tree Canopy in Municipalities Across the Region	Assuming 100,000 trees planted	14,352	37,752	Municipal governments	LIDACs & MSA
W1) Establish and expand residential and academic food waste diversion programs and examine ways to increase utilization of anaerobic digestion	Assuming 10,000 tons of waste diverted to local composting facilities	61,308	153,271	Municipal governments, CRCOG Solid Waste Working Group & Quantum Biopower (anaerobic digester company)	LIDACs & MSA
B1) Expand the region's commercial and residential energy audit programs and provide support for implementation	Assuming audits lead to a 1% overall reduction in residential and commercial electricity consumption	152,169	420,702	Municipal governments	LIDACs & MSA
B2) Undertake Energy Efficiency Upgrades to Municipal Buildings	Further analysis pending	TBD	TBD	Municipal governments	LIDACs & MSA

Walking/biking; tree canopy for increased shade; expansion of food waste diversion programs reduce the traditional landfill waste cycle; energy audits will help identify energy efficiency upgrades to buildings.

What Have We Heard from Engagement?

Engagement includes the survey and Christmas in Clinton (so far)

- Several in-person comments at Christmas in Clinton mentioned sustainability-adjacent topics, but these comments will come up in transportation and mobility discussions:
 - ✓ *“Wish there were more bus stops and public buses*
 - ✓ *“Night line for transportation”*

What Have We Heard from Engagement?

Engagement includes the survey and Christmas in Clinton (so far)

- When asked “Which do you think should be the highest priority for Clinton over the next 10 years?” many survey respondents chose options that are related to sustainability and/or Sustainable CT certification

Which do you think should be the highest priority for Clinton over the next 10 years?
Pick your top 3

<input type="checkbox"/> Business development	<input type="checkbox"/> Open space
<input type="checkbox"/> A strategy to improve and invest in Downtown	
<input type="checkbox"/> The quality of existing Town facilities and services	
<input checked="" type="checkbox"/> More walking paths and sidewalks	<input type="checkbox"/> Traffic/congestion issues
<input type="checkbox"/> Appearance of commercial areas	<input checked="" type="checkbox"/> Bike lanes and bike paths
<input type="checkbox"/> Housing options	<input checked="" type="checkbox"/> Historic and cultural resources
<input checked="" type="checkbox"/> Arts and entertainment	<input checked="" type="checkbox"/> Sustainable energy
<input checked="" type="checkbox"/> Hazards such as flooding and severe storms	
<input checked="" type="checkbox"/> Options for handling wastewater	
<input checked="" type="checkbox"/> Expanded options for solid waste management	

What Have We Heard from Engagement?

Engagement includes the survey and Christmas in Clinton (so far)

- Open responses to “what makes Clinton a great place to live” included the following:
 - ✓ "Clinton has many resources and opportunities for families, including wonderful outdoor activities, town events, cultural events, and our wonderful library“
- Most of the responses to this question were about the town center, wastewater, coastal resources, etc. Some of the responses suggest sustainability, but are not explicit.

What Have We Heard from Engagement?

Engagement includes the survey and Christmas in Clinton (so far)

- “If you could see anything happen in Clinton over the next decade to make the Town a more vibrant and thriving community, what would it be?”
 - ✓ “Probably ought to address the decades long issue around sewers, although not having sewers limits development, keeping the town **less crowded and not overbuilt**”
 - ✓ “Support for downtown businesses. Address inadequate septic systems. **Preservation** of our natural shorelines and marshes. Clinton should embrace its maritime history and reflect it in its development. We should have a better place to gather as a community beside the parking lot of our town hall. A bold vision for the future and planning and zoning regulations that will bring that vision to a reality...”
 - ✓ “Develop the area behind Coffee Break and next to Indian River. The parking lot run off needs to be mitigated to stop **polluting** Indian River. Also create **walking** paths by the river, with a pocket park with picnic tables to enjoy the scenery by the river.”
 - ✓ “**Bike lanes, side walks**, ways for people to get around and be a community. Traffic solutions to make coming here and living here easier.”
 - ✓ And many, many comments about making downtown more **walkable** – *these are not specifically sustainability challenges but are related*

Other Townwide Challenges

Which townwide POCD topics are related to sustainability?

- **Housing:** new housing and renovated housing specifications should align with sustainability goals (energy efficiency, building materials, etc.).
- **Economic Development:** encouraging local businesses diversifies the economy and may help meet long-term sustainability goals in Clinton.
- **Water & Wastewater Management:** centralized utility systems allow for development densities to occur that exceed the carrying capacity of the land that would otherwise be limiting. While this is often desired, a specific long-term sustainability vision is needed to guide and advise short-term utility projects.
- **Transportation and Mobility:** increased pedestrian, bicycle, and transit mobility provides sustainable methods of transportation.
- **Historic and Cultural Resources:** sustainability goals should not impede the aesthetics and use of these resources.
- **Environmental Resources and Open Spaces:** Additional open space and/or municipal property may be helpful to meet townwide sustainability goals.
- **Municipal and Critical Facilities:** Sustainability goals may need to be identified for these facilities, which sometimes include challenging decisions related to project design and energy choices.

Ideas to Discuss

Ideas for the Town's Operations

- **Town Vehicles and School Buses:** How are EVs being incorporated? Is charging infrastructure sufficient for Town vehicles?
- **Town Buildings:** Are arrangements in place to watch for end-of-life cycles? Don't miss opportunities to replace buildings and building systems with more sustainable buildings and heating/cooling systems.
- **Trash and Waste:** How is the composting program working out? Is recycling considered effective? What else can be done to reduce waste generation and disposal?

Ideas to Advance Sustainability

- **Residential Programs:** Do residents know how to get information about heat pumps, solar, composting, etc.?
- **Commercial Programs:** Do business owners know how to get information about reducing electricity consumption and waste generation?
- **Putting it All Together:** If the POCD can spur downtown vitality and economic development, what can the Town and businesses do to support walking and biking, improved stormwater management, the arts, and other sustainability concepts.



Town of Clinton Plan of Conservation and Development

Topic:
Utility Infrastructure
and Related



Situation

- **Challenges:** While public water is available to most developed areas of Clinton, the Town has long maintained a sewer avoidance policy. Clinton has, in the past, been advised to evaluate existing and potential community pollution problems related to onsite wastewater disposal.
- **Looking Ahead:** Are the existing land uses, water service areas, and wastewater policies aligned with the Town's vision for the next ten years?
- **The POCD *Should*:** Ensure that Clinton has the policies and tools necessary to manage its utility needs, pursue wastewater solutions in identified in the draft Wastewater Facilities Plan; encourage infrastructure replacement planning; and provide guidance to the Town in site plan reviews regarding the utility availability and wastewater disposal capacity.
- **The POCD *Must*:** Identify future sewer service areas (if envisioned); however, this must be carefully coordinated with ongoing WPCC and TC discussions.

Resources Reviewed

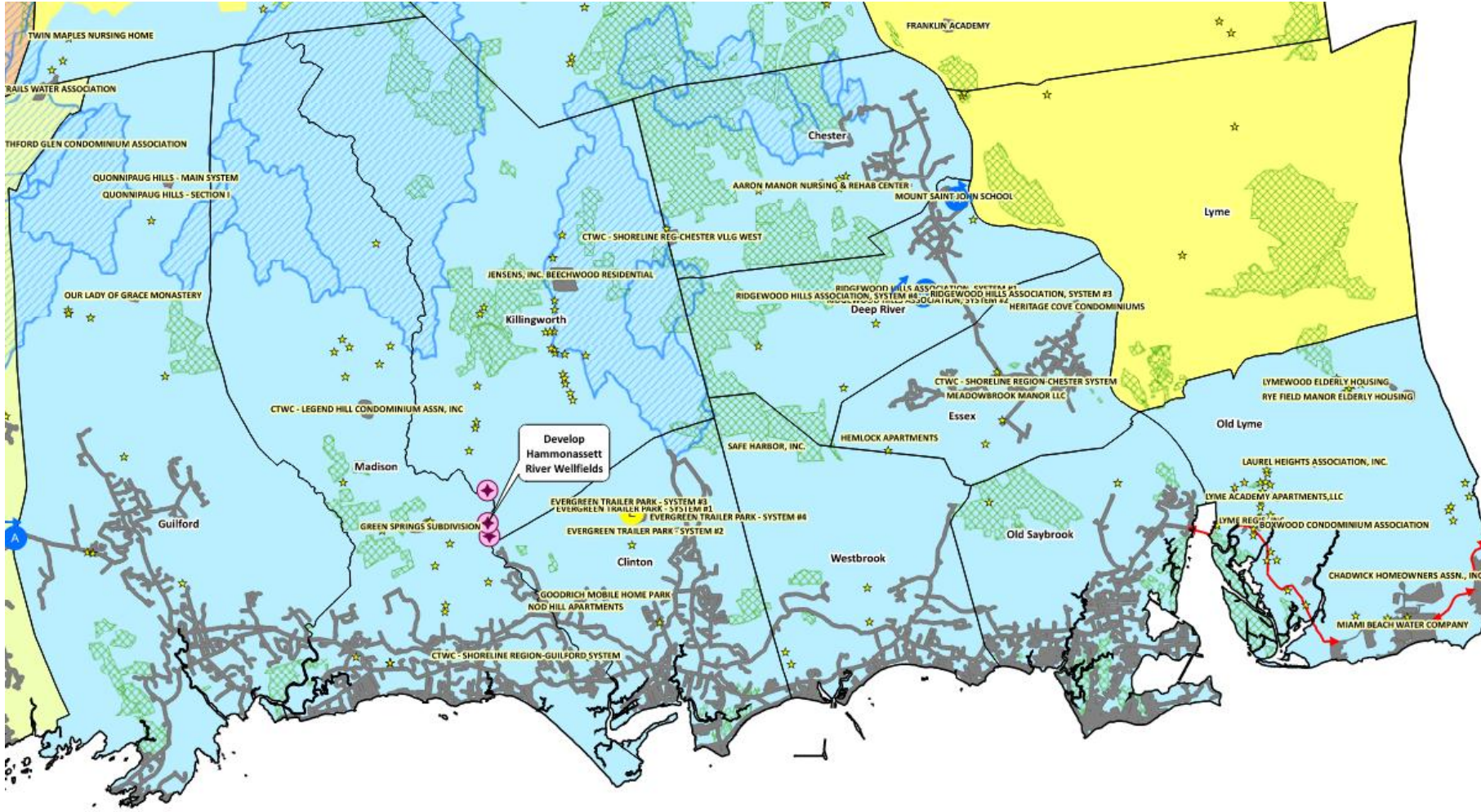
- **Water**

- ✓ Connecticut's Drinking Water GIS Viewer
- ✓ Public Water System Lists
- ✓ Coordinated Water System Plan (2016-2018)

- **Wastewater**

- ✓ Wastewater Facilities Plan (2021)
- ✓ Preliminary Engineering Report – Rocky Ledge Area (2016)

Public Water Systems



- The CWC “Guilford System” serves Clinton.
- The CWC headquarters is in Clinton.
- Water sources include reservoirs and gravel packed wells (including the Clinton Well) with a reported combined available yield of 7.0 million gallons per day.
- Long-term interconnection with the Essex System is planned.

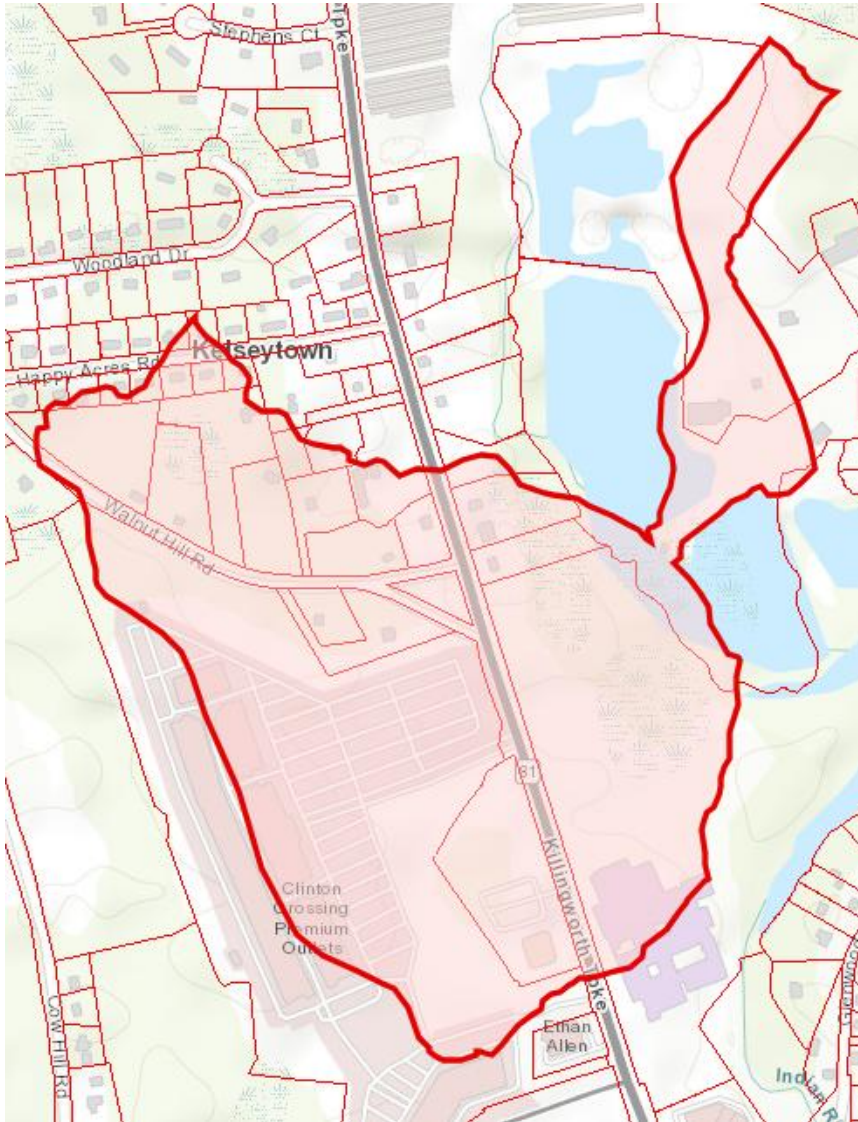
Image courtesy of CT DPH; blue is the CWC exclusive service area

Public Water Systems

Relative to Clinton:

- CWC serves approximately 72% of Clinton's population with potable water.
- The CWC average daily water demand in Clinton is reportedly 0.9 million gallons per day.
- The remaining 28% of the population is served by small Community water systems (e.g., Evergreen Springs) or by private wells.
- Elevated concentrations of uranium have reportedly been detected in private wells in western Clinton.
- CWC holds the “exclusive service area” for Clinton; this means it has a right and responsibility to provide public water service when a community requests service (though this does not mean “free”).
- CWC will reportedly have approximately 3.0 mgd of excess supply through the 50-year planning period. Additional supplies do not appear to be necessary at this time.

Public Water Systems



- In Clinton, Aquifer Protection Areas (APAs) are associated with the CWC Clinton Well (Indian River, left) and the Weiss, Five Fields, and Rettich Wells (Hammonasset River).
 - ✓ The general area of the Clinton Well APA is between the Indian River and Clinton Crossing along Route 81 north of I- 95.
 - ✓ The general area of the remaining APAs is along the Madison boundary between the Killingworth boundary and I-95.
- APA regulations were adopted by ordinance on June 9, 2004. The Planning and Zoning Commission is the Aquifer Protection Agency for Clinton.

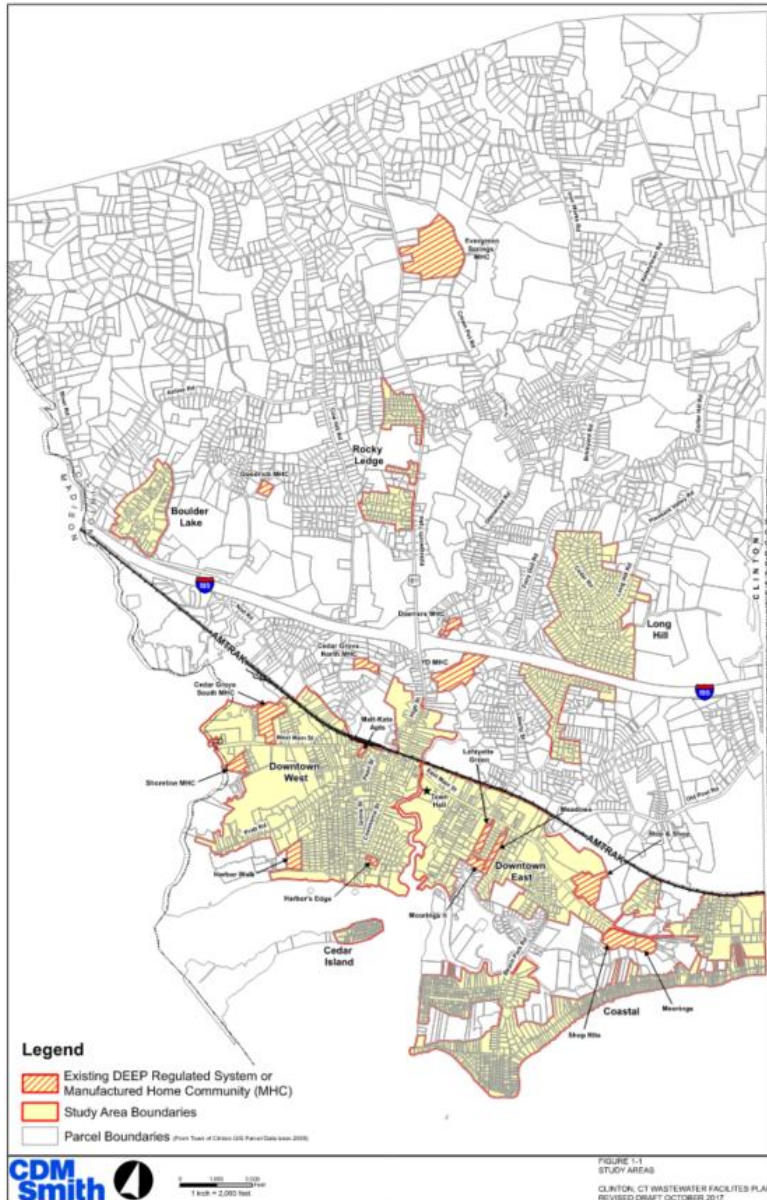
Wastewater Treatment & Disposal

- The Town of Clinton is currently served by private on-site wastewater systems.
- Some facilities maintain specialized systems; for example, Clinton Crossing is reportedly equipped with a grey water reuse system that reduces potable water demands and lessens the burden on the subsurface disposal system.
- Clinton has studied wastewater alternatives since the 1970s for several areas of need. Throughout those studies and with public input, the Town has committed to avoiding any effluent discharges to surface water.
- DEEP issued Consent Order WC5238 on October 10, 1997 to compel the Town to investigate alternatives for on-site or off-site treatment and disposal of wastewater.
- Further studies have resulted in the 2017 *Revised Draft Wastewater Facilities Plan* with amendments dated 2021.
- Wastewater system upgrades are underway at the Town Marina.

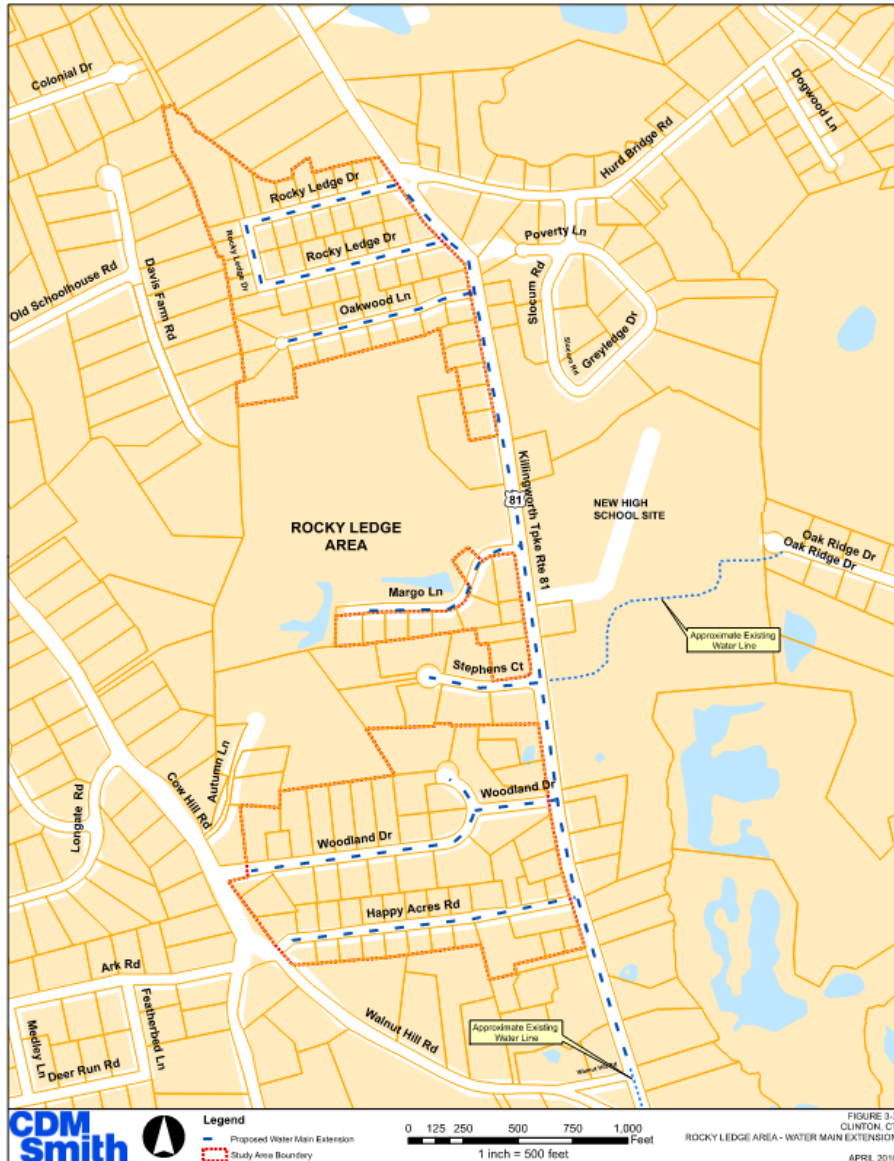
Wastewater Treatment & Disposal

- Study areas in the Wastewater Facilities Plan include:

- ✓ Rocky Ledge
- ✓ Boulder Lake
- ✓ Long Hill
- ✓ Downtown West
- ✓ Downtown Center
- ✓ Downtown East
- ✓ Coastal Area
- ✓ Cedar Island
- ✓ Seven manufactured housing communities

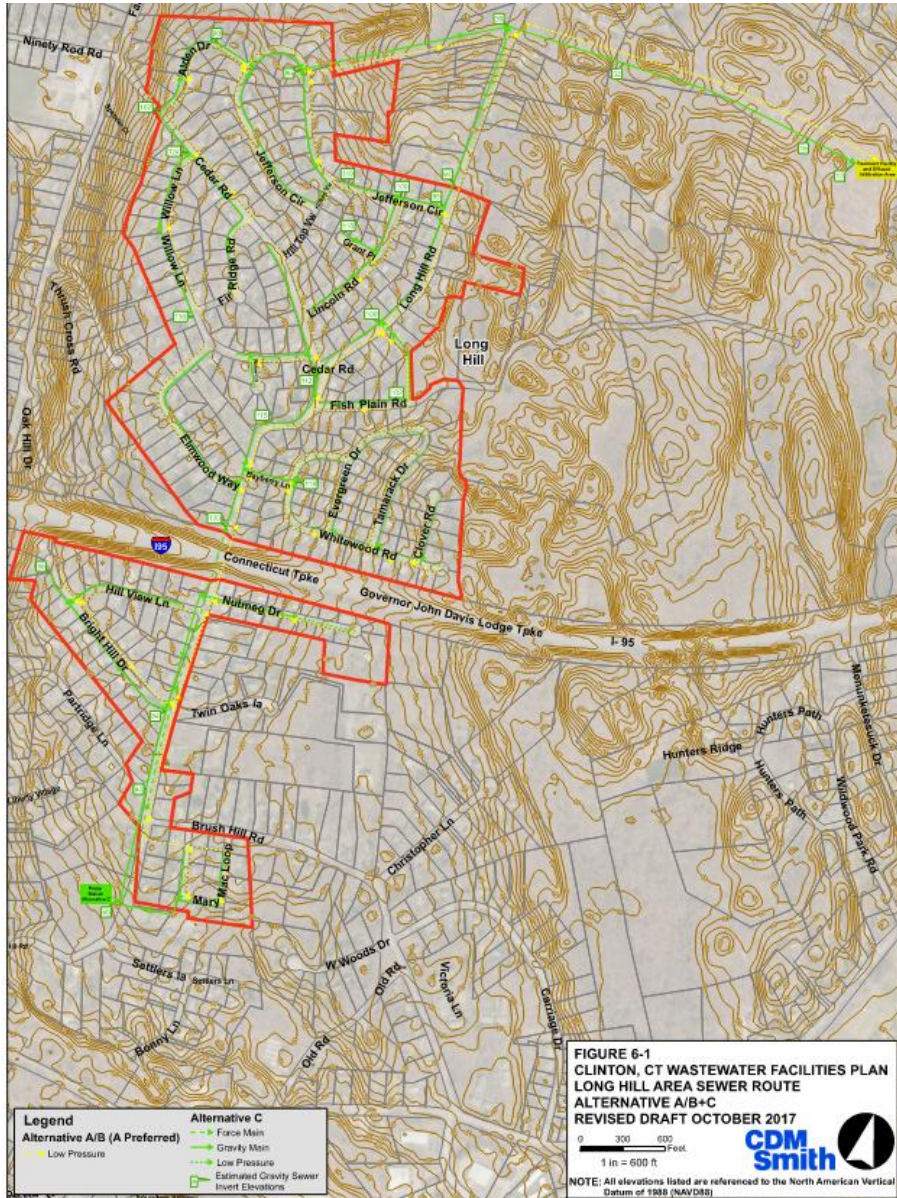


Wastewater Treatment & Disposal



- Wastewater disposal challenges in the Rocky Ledge area (approximately 110 homes) could potentially be addressed through the extension of CWC public water to the area, but this would need to be determined after review of the feasibility and identification of funding sources.
- Abandonment of private wells will eliminate setback requirements between private wells and septic systems.
- This is an example of addressing wastewater challenges through providing public water service. *Elsewhere in Clinton, other approaches may be necessary.*

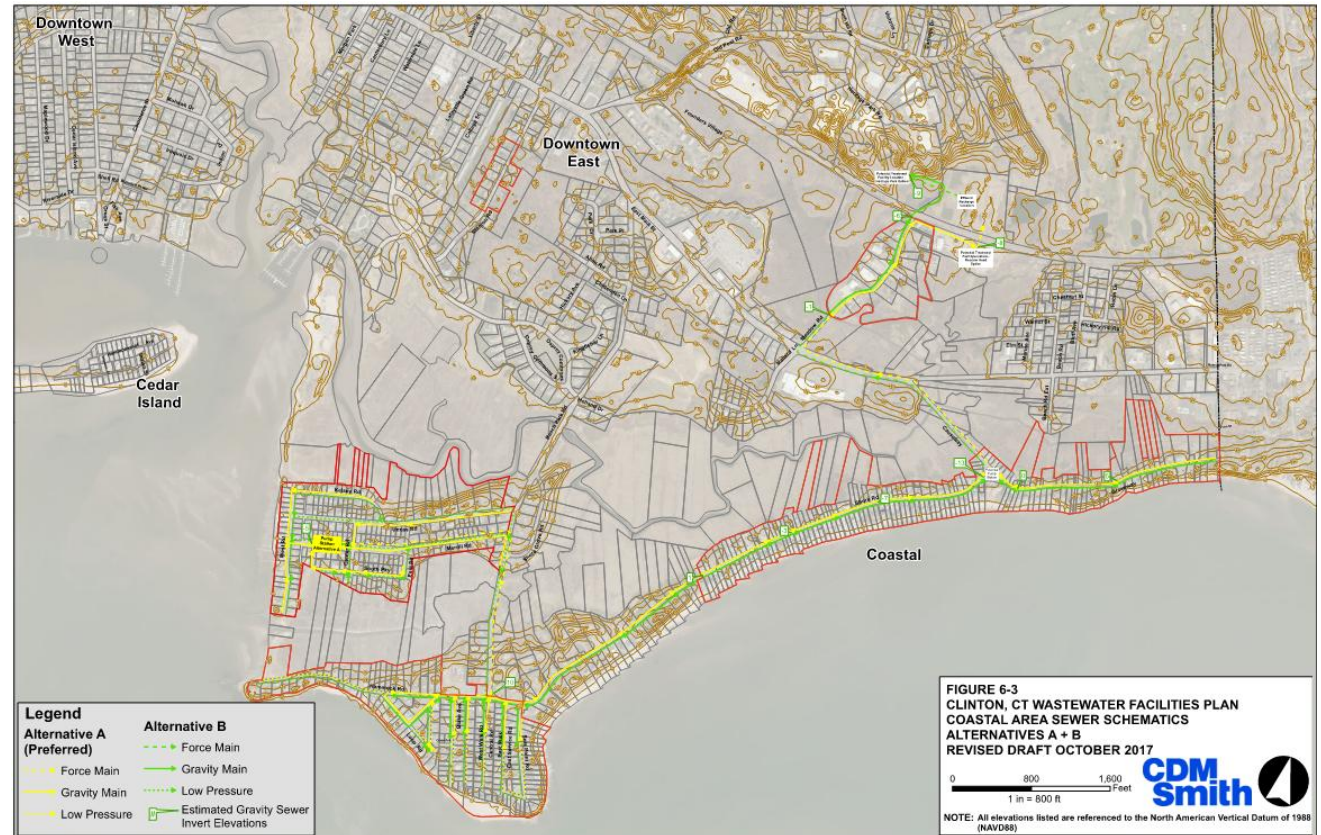
Wastewater Treatment & Disposal



- **Off-site treatment and disposal is suggested for some areas. These include:**
 - ✓ Long Hill (378 parcels)
 - ✓ Downtown Center (32 parcels)
 - ✓ Downtown East:
 - Portion of Stanton Road
 - Meadow Road
 - ✓ Coastal areas:
 - Harbor View west of Beach Park Road
 - Beach Park Point area
 - Shore Road East and Groveway area

Wastewater Treatment & Disposal

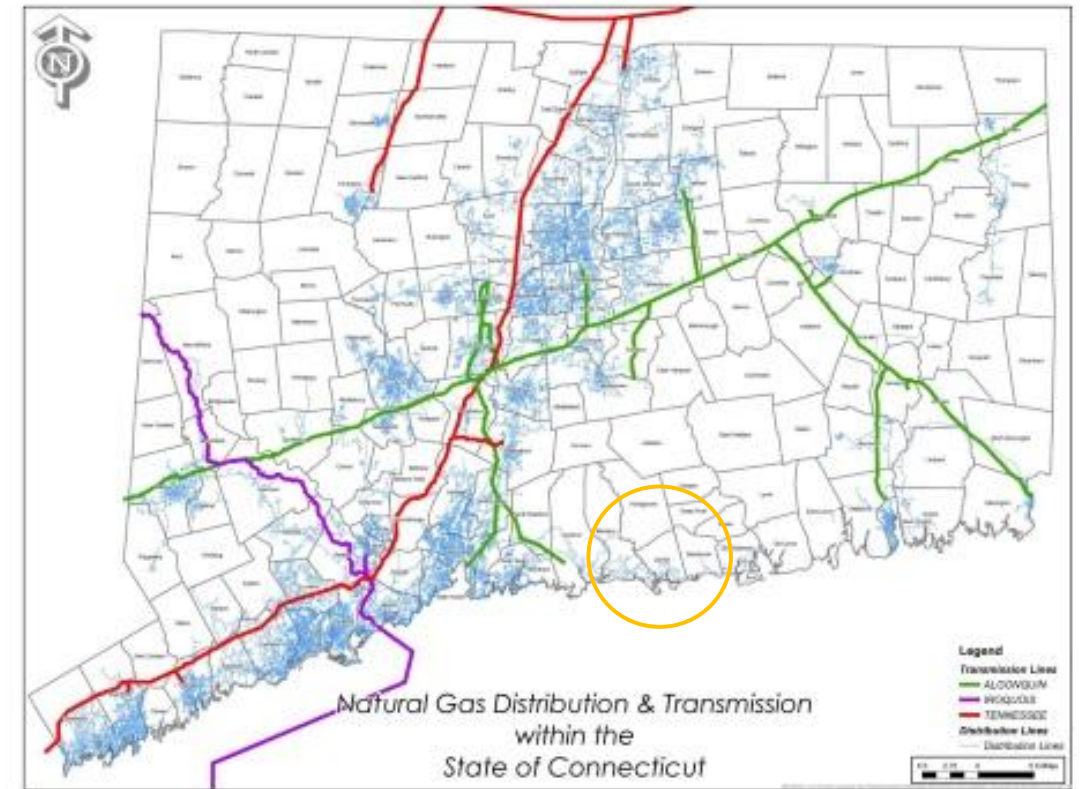
- **On-site approaches (septic systems) are suggested for many areas**, which would potentially include septic system upgrade programs and more robust monitoring. These include:
 - ✓ Boulder Lake (86 parcels)
 - ✓ Downtown West (662 parcels)
 - ✓ Downtown East (434 parcels)
 - Except Stanton and Meadow Roads
 - ✓ Coastal (662 parcels)
 - Except Harbor View, Beach Park Point, and Shore Road East
- The recommendation for Cedar Island is the construction of individual privately owned chemical or composting toilets at each residence.



Other Utilities

What about other public utilities?

- Electric distribution provided by Eversource throughout town with option of electrical supplier.
- Natural gas provided by Southern Connecticut Gas to southern portions of town.
- In general, it is expected that electric (and potentially gas) utilities would be expanded to serve new areas of development in Clinton.
- Multiple options for:
 - ✓ Television provider
 - ✓ Internet provider
 - ✓ Telephone provider

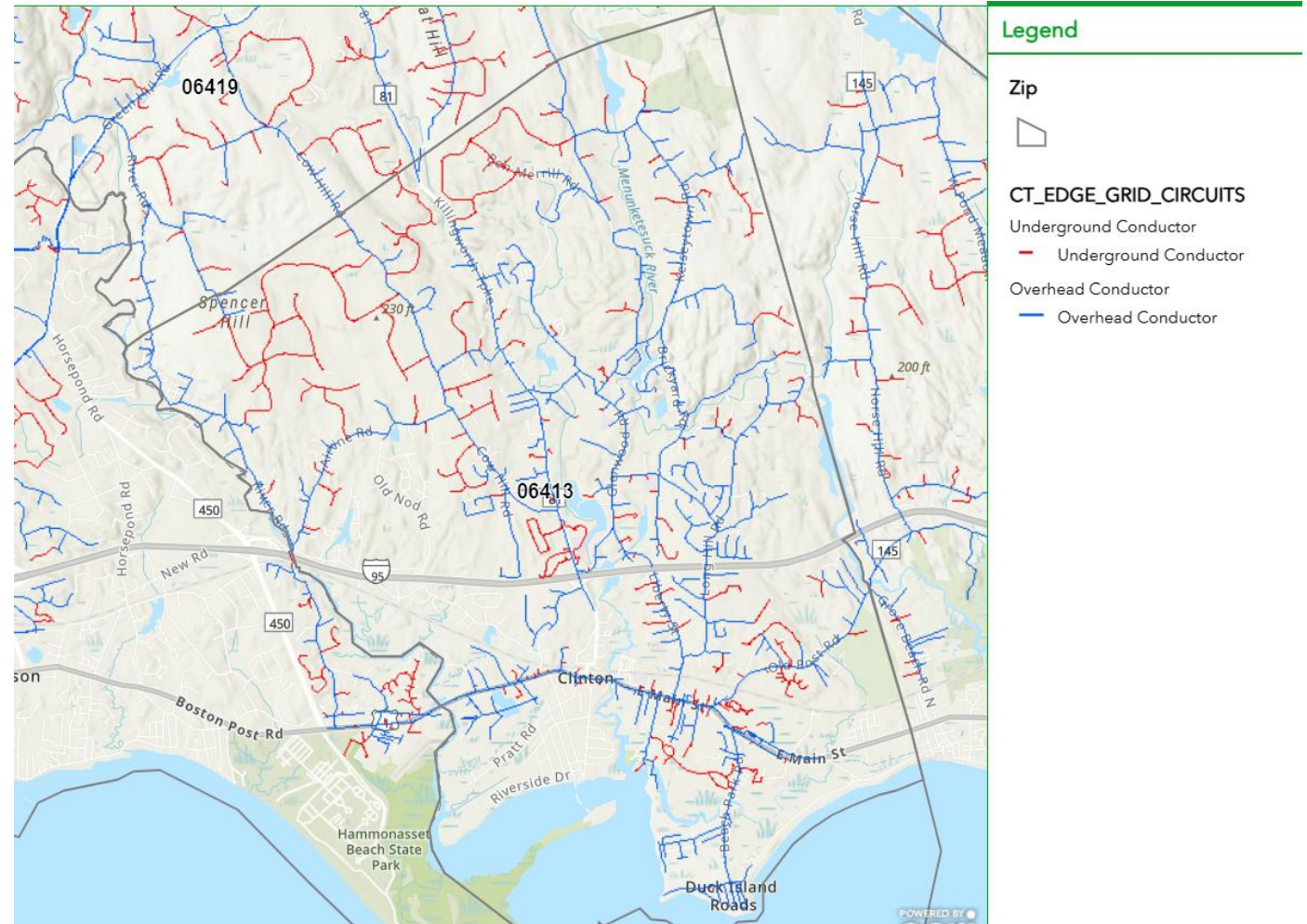


<https://portal.ct.gov/pura/gas-pipeline-safety/what-transmission-pipelines-serve-ct>

Other Utilities

Grid Vulnerabilities

- Eversource edge mapping is interesting for Clinton
- The mapping shows many underground and overhead lines that *may* be at elevated risk for isolation during severe storms
- Battery storage incentive programs have existed, at times, with incentives related to location relative to grid edges



<https://eversource.maps.arcgis.com/apps/webappviewer/index.html?id=2f0c365e197f4ce0b9ddf4c988d2ea57>

Townwide Challenges and Discussion

- **Housing:** new development and redevelopment may require spatial expansion of public utilities
 - **Economic Development:** the availability of public utilities is often a key driver for certain types of economic development
 - **Wastewater Management:** subsurface sewage disposal systems (septic systems) have been cited as challenges for decades.
 - **Environmental Resources and Open Spaces:** many open space resources relative to public utilities are located outside of Clinton in watershed towns, though some parcels are located in Clinton. Aquifer Protection Areas are located in Clinton.
1. **System rehabilitation:** Are the existing areas associated with treatment facilities sufficient to support future expansion, rehabilitation, or replacement? If not, should the POCD ensure that land use to support such projects is appropriate?
 2. **Wastewater Facilities Plan:** Should the POCD provide an opinion on adoption of the *Wastewater Facilities Plan*?
 3. **Sewer Service Area Map:** Should the POCD make recommendations for a sewer service area map based on the *Wastewater Facilities Plan*?

Appendix D. Existing Plans and Studies Reviewed

The following list refers to plans, studies, and other relevant documents that were reviewed for and/or are referenced in the Clinton 2025 Plan of Conservation and Development (POCD). It should be noted that any references made throughout the POCD to any of the following resources refer to that specific dated version and does not consider subsequent versions and amendments.

- Clinton Affordable Housing Plan (2022)
- Clinton Blue-Greenway Plan (2018)
- Clinton Coastal Community Resiliency Report (2024)
- Clinton Harbor Management Plan (2024)
- Clinton Hazard Mitigation Plan Annex (2021)
- Clinton Open Space Mapping (2013)
- Clinton Plan of Conservation and Development (2015)
- Clinton Sidewalk & Curb Ramp Inventory (2023)
- Clinton Wastewater Facilities Plan (2021)
- Connecticut Conservation and Development Policies Plan (2025)
- Connecticut Historic & Cultural Resource Resiliency Planning: Report on Municipal Capabilities and Risks Town of Clinton (2017)
- Connecticut Main Street Center Main Street Management Assessment - Clinton (2025)
- DEEP Expanded Onsite Wastewater Treatment System and Nitrogen Loading Project (2024)
- Four Shore Coastal Resiliency Plan (2025)
- Hartford - East Hartford - Middletown Priority Climate Action Plan (2024)
- Municipal Coastal Plan (2005)
- RiverCOG Regional Metropolitan Transportation Plan (2035)
- RiverCOG Regional Plan of Conservation and Development (2021)
- RiverCOG Safe Streets (2025)
- RiverCOG Transit Oriented Development Vision Plan (Working 2025)
- Sustainable CT Report (2023)