

Appendix C. Topic Presentations

Coastal Management

Community Facilities and Services

Demographics, Housing, and Land Use

Economic Development

Environmental and Open Space

Historic and Cultural

Mobility and Transportation

Resiliency

Sustainability

Utility Infrastructure



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

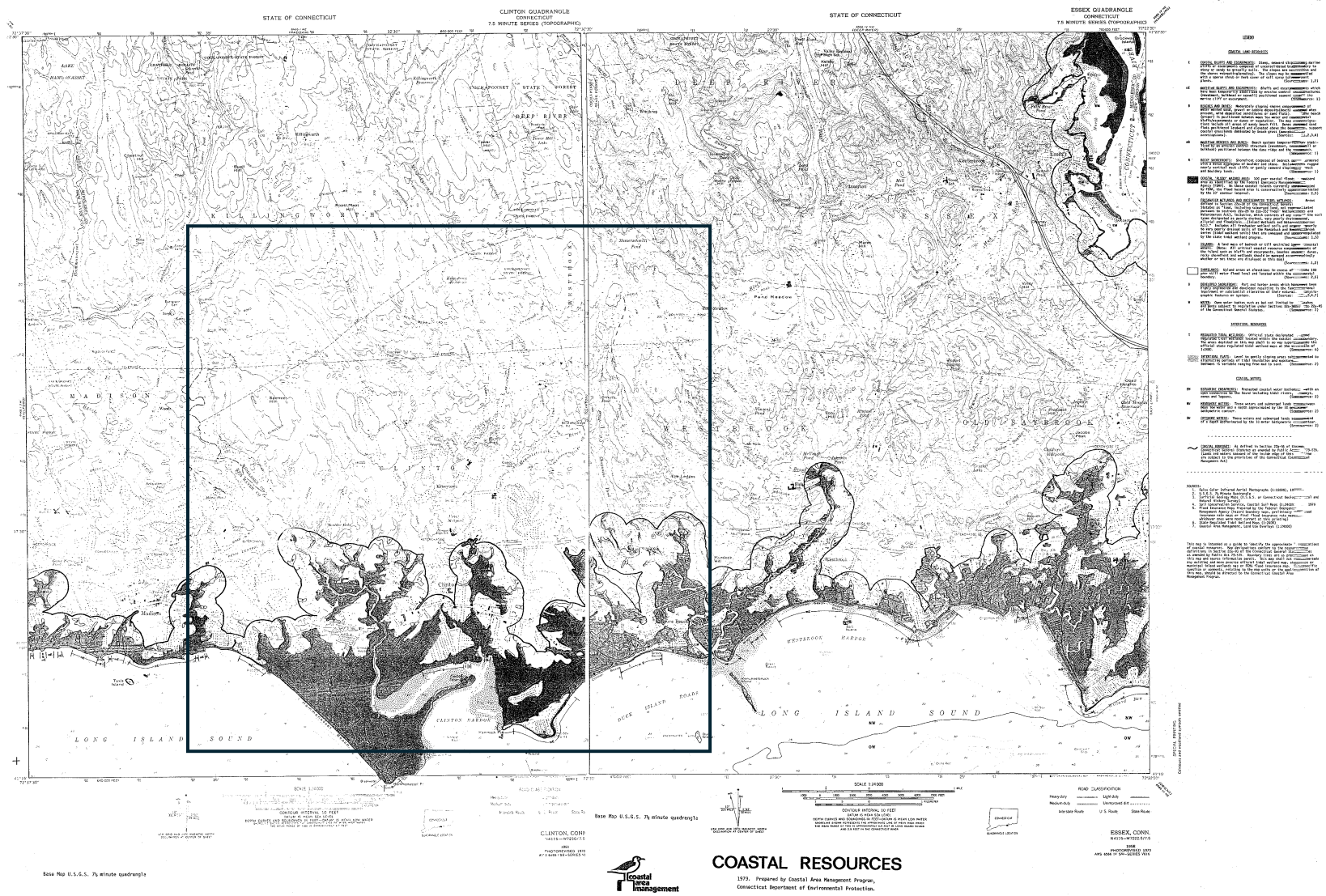
Situation

- **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)

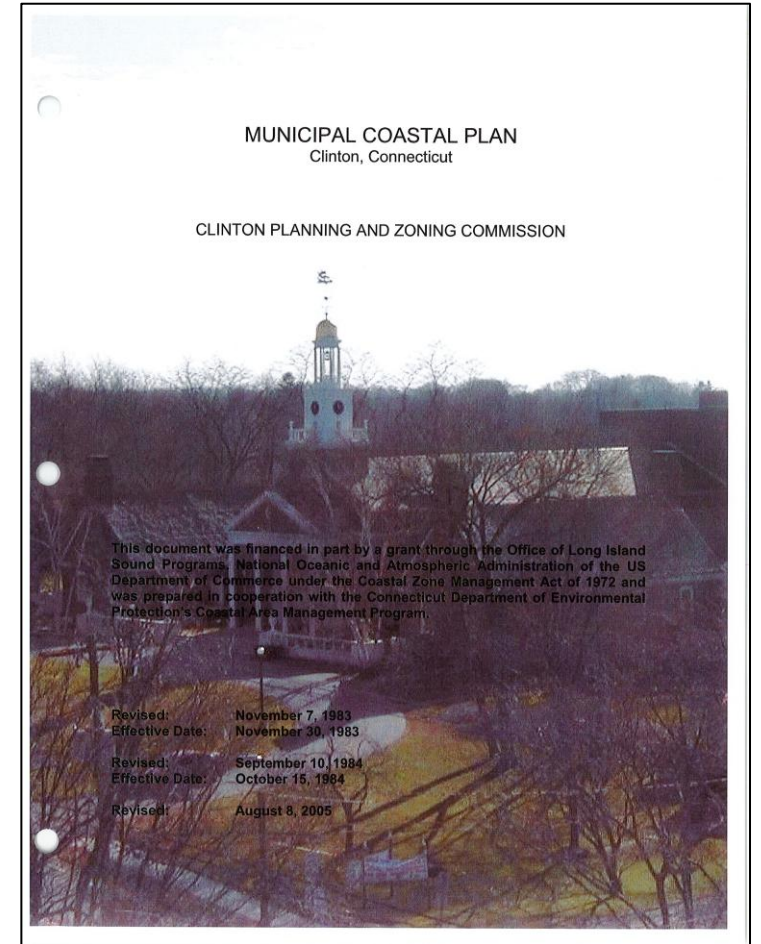
What were the major topics in this plan?

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

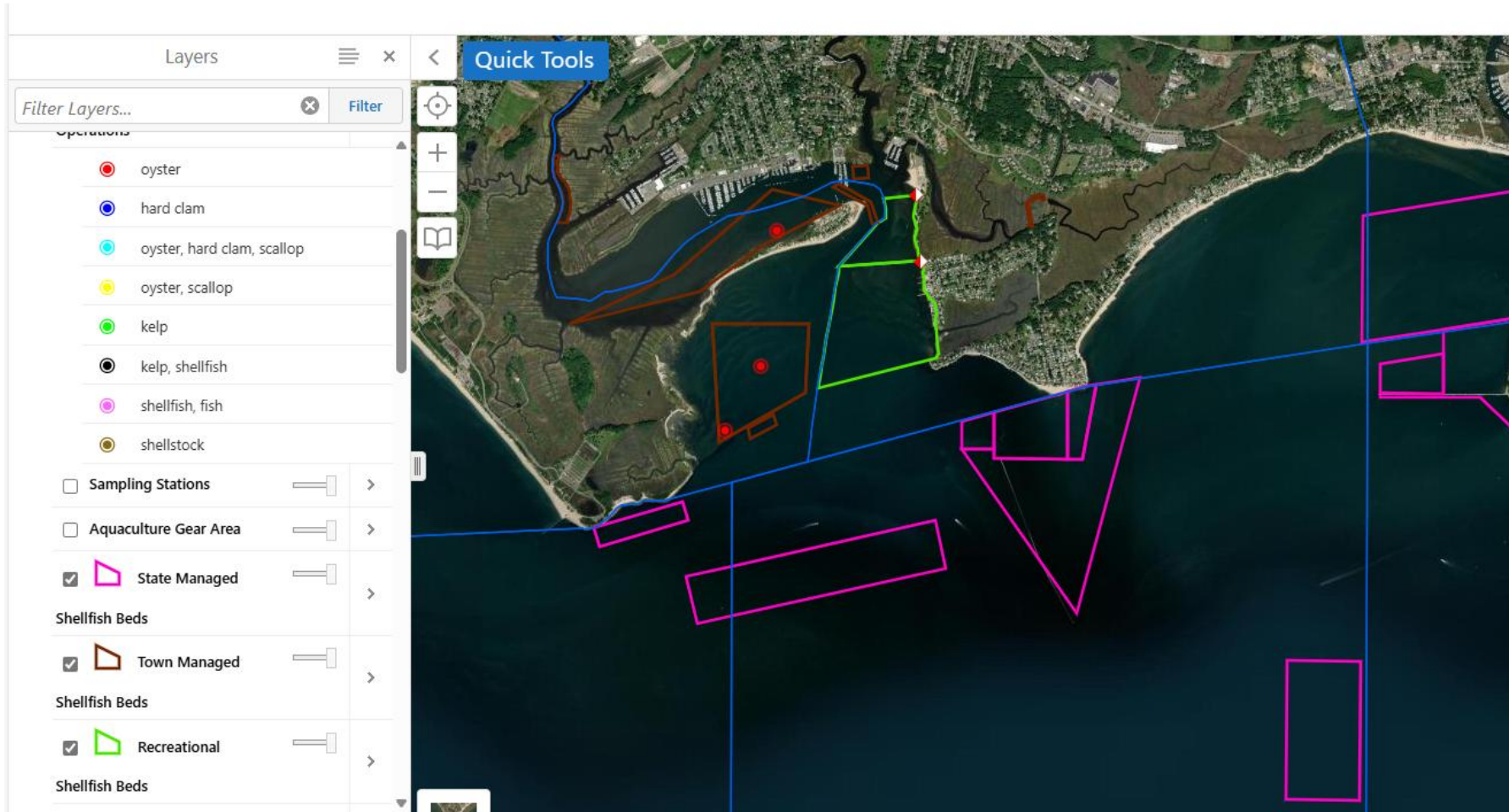
Municipal Coastal Plan (2005)

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

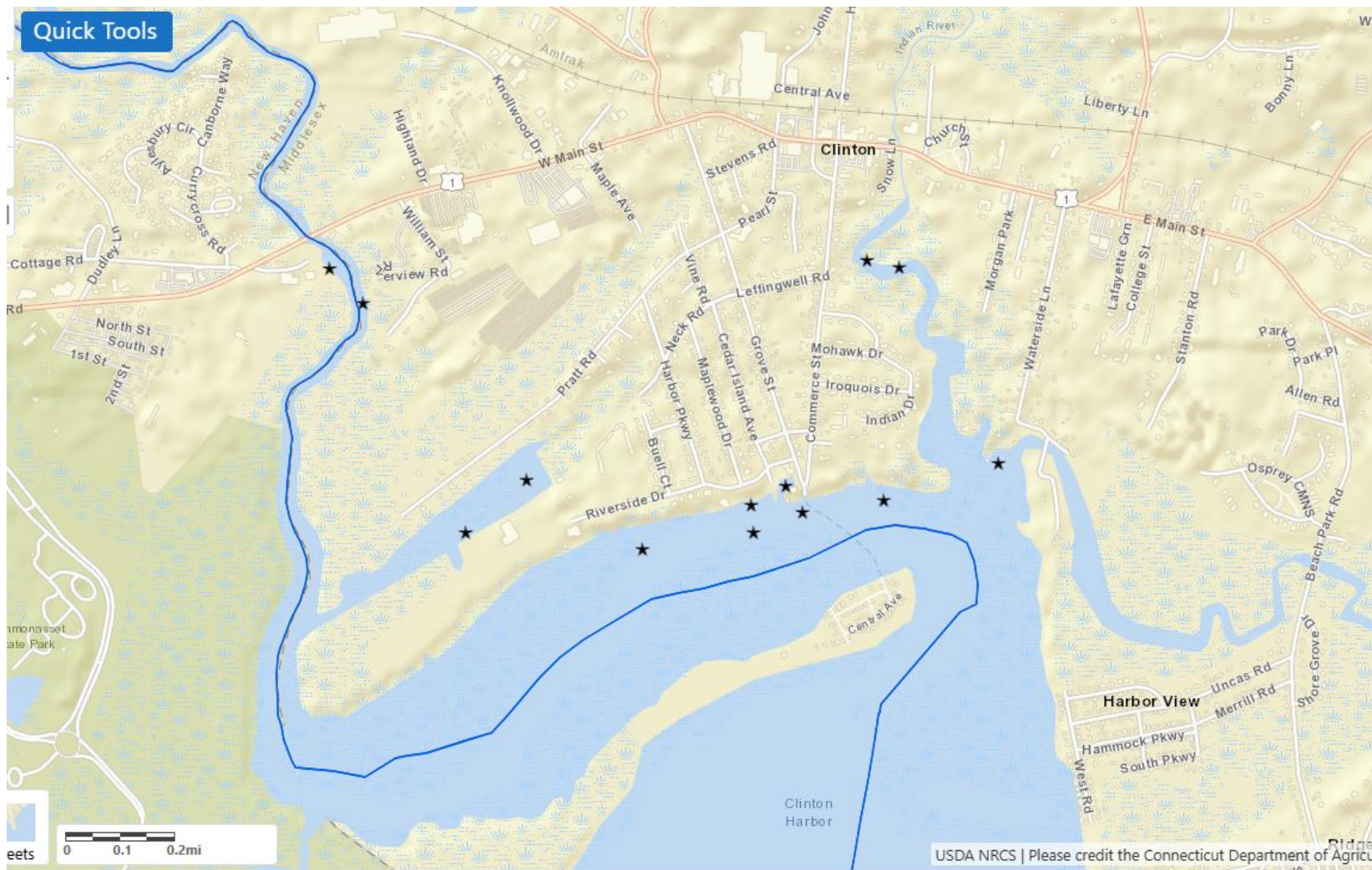


Coastal Resource Mapping



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

Coastal Resource Mapping

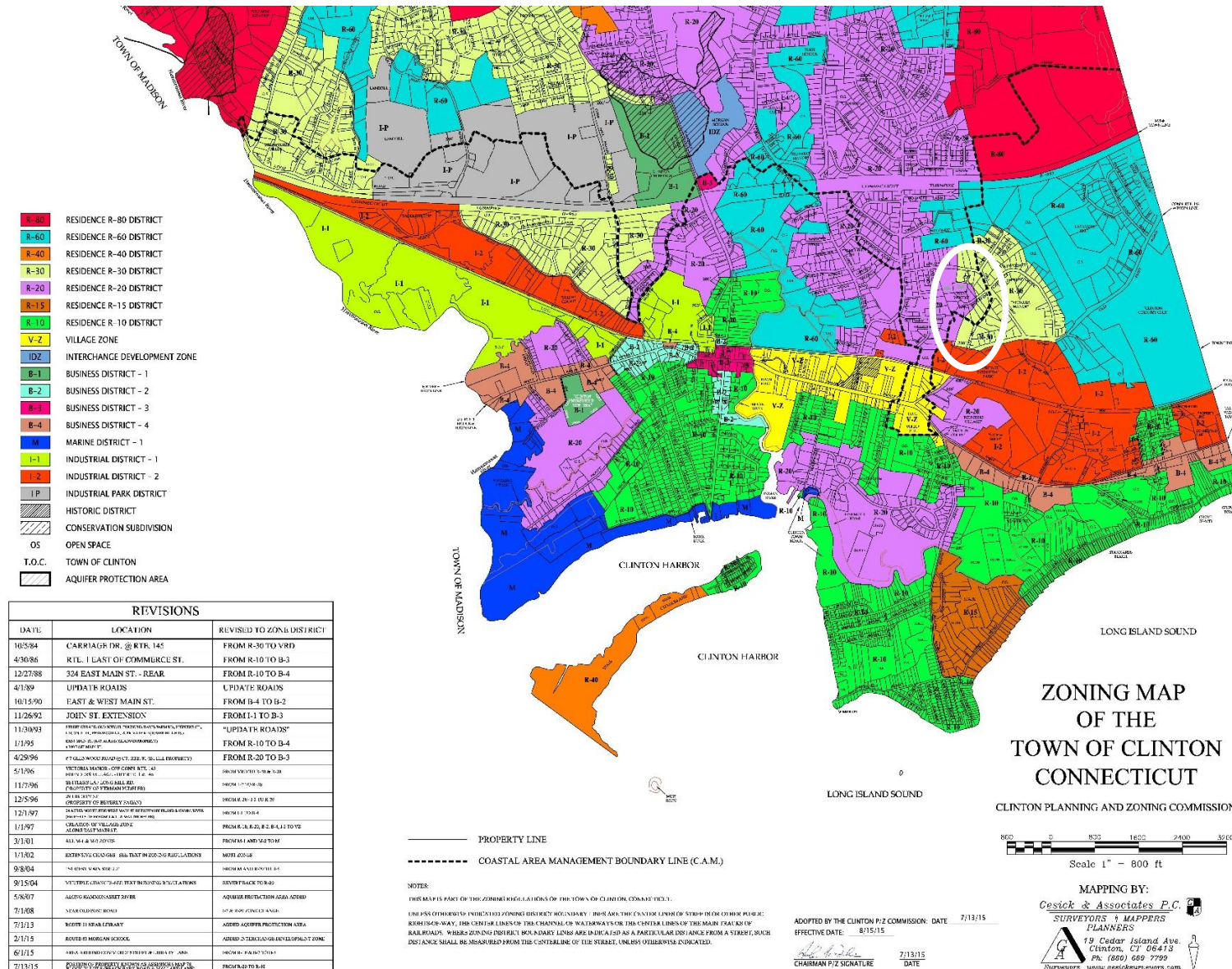


- The DEEP aquaculture mapping viewer shows marinas, but this is not up-to-date (stay tuned for slide 19)

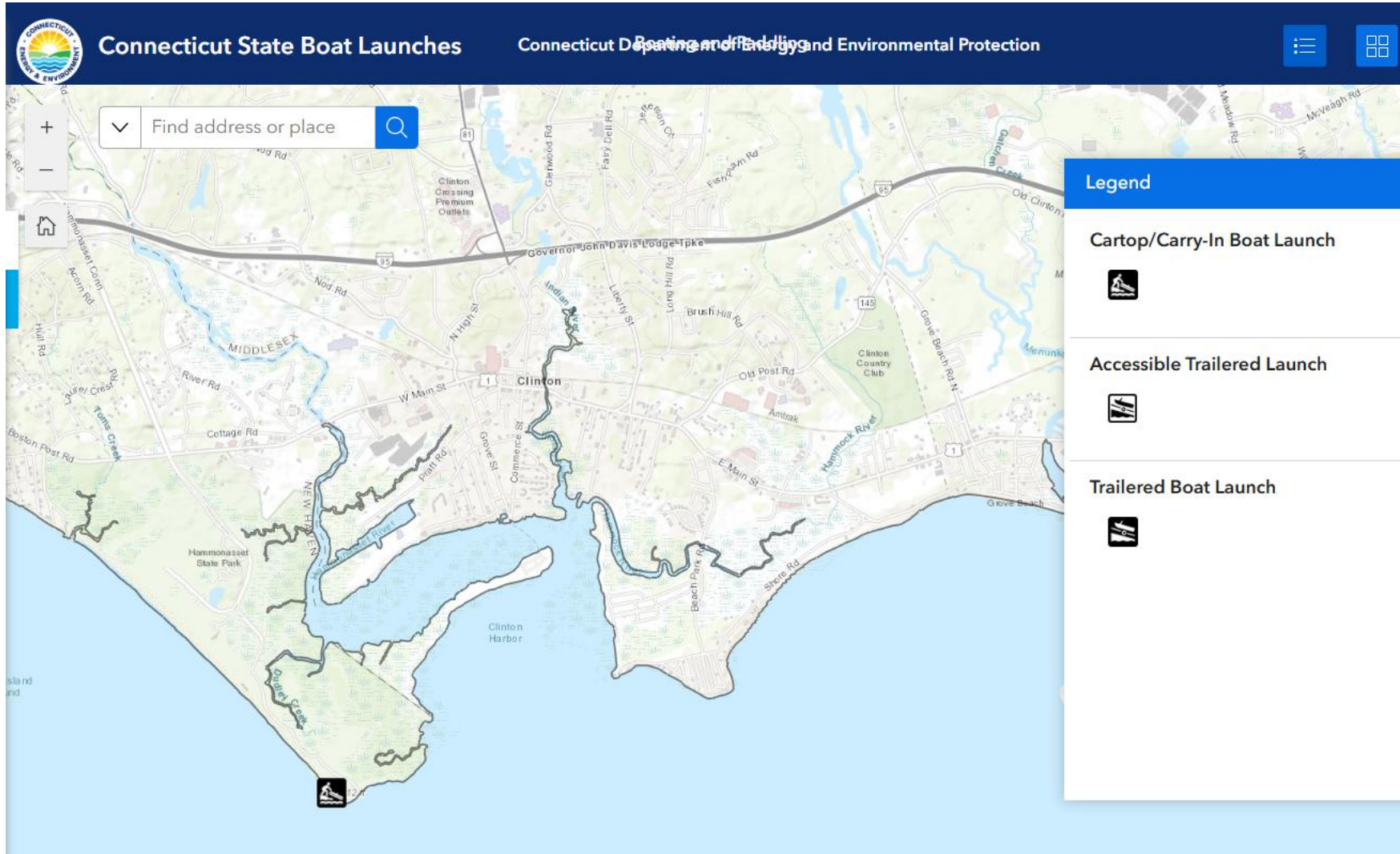
1. Connecticut Marine One
2. Riverside Basin
3. Clinton Yacht Haven
4. Cedar Island Marina
5. Clinton Harbor Moorings
6. Clinton Town Dock
7. Harborside Marina
8. McConville
9. Port Clinton Marina
10. Old Harbor Marina
11. River's Edge Marina
12. Indian River Marina

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

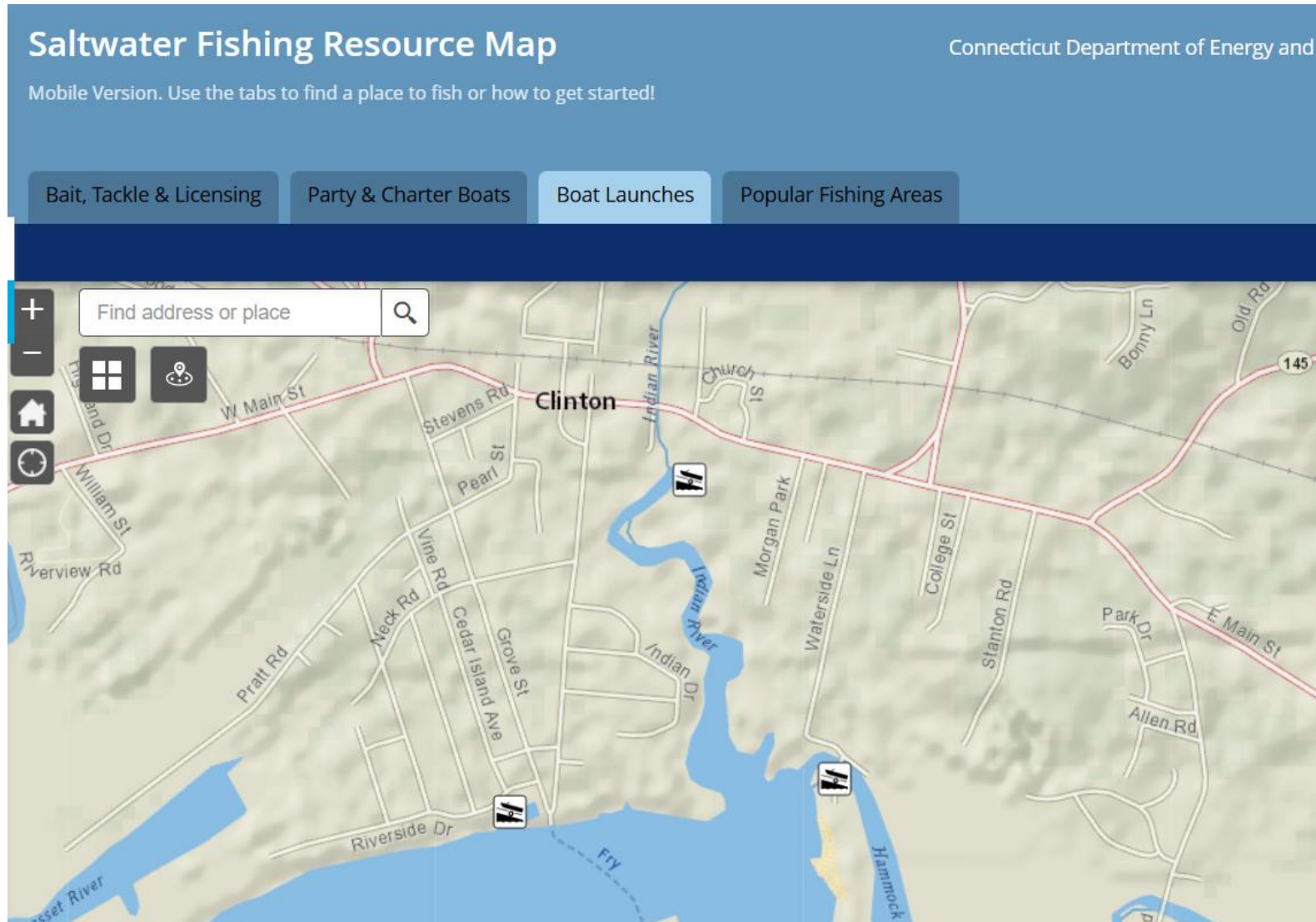


Coastal Public Access



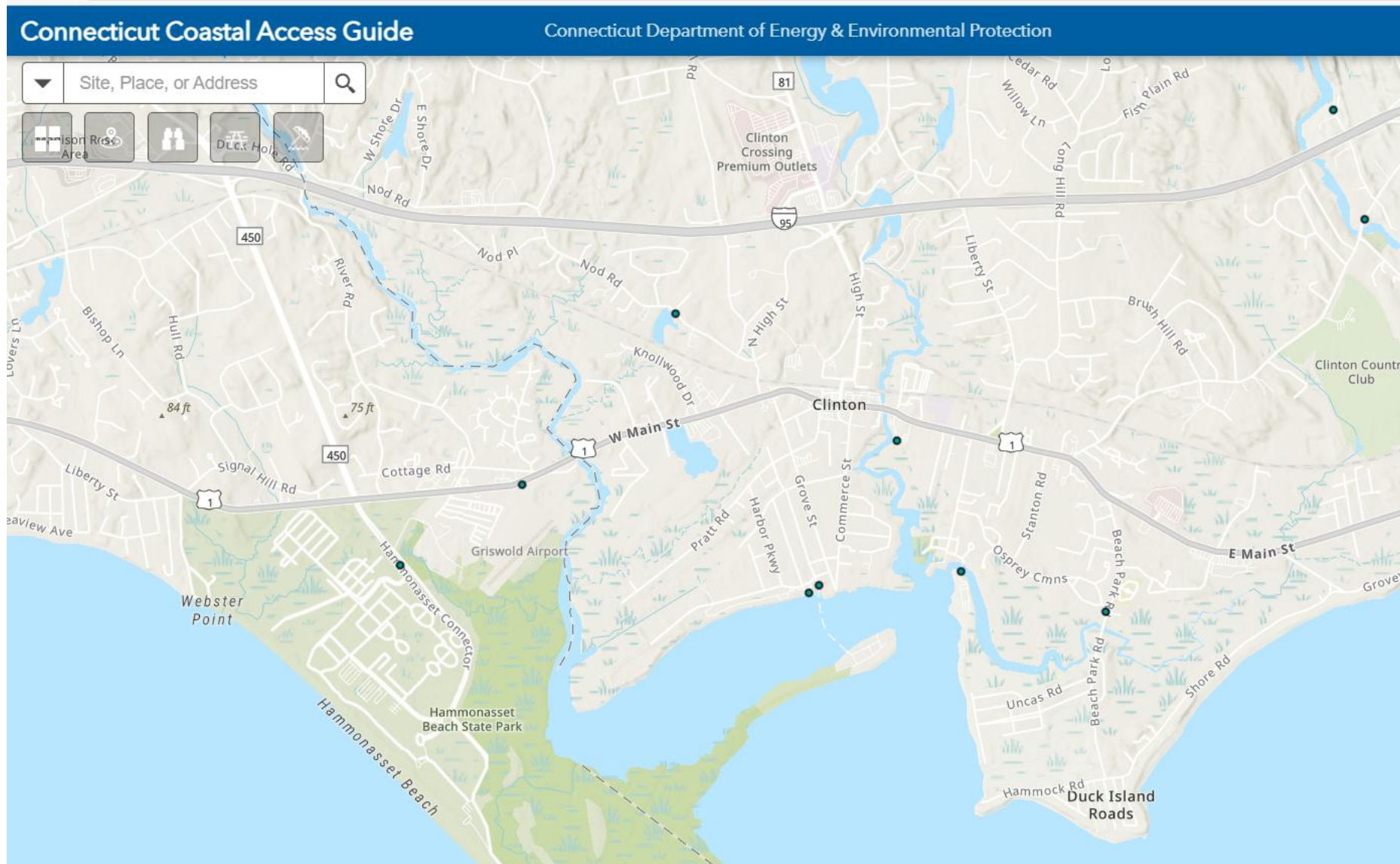
- The state boat launch mapping tool shows nothing located between Hammonasset and the Connecticut River
- Is this a gap? Is the gap acceptable?
- On the other hand....

Coastal Public Access



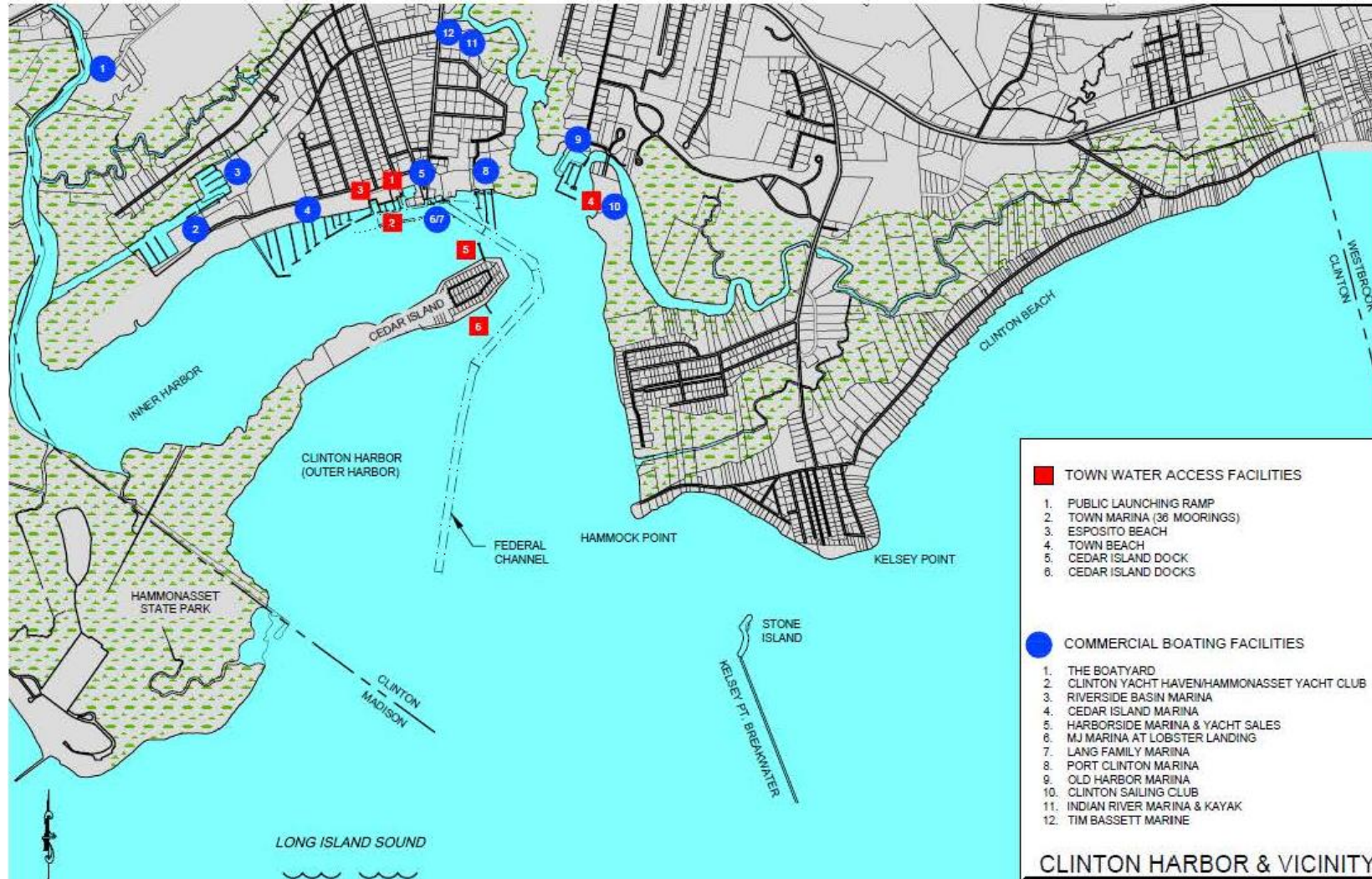
- The state fishing resource map shows the three Town-owned boat launches:
 - ✓ Clinton Landing
 - ✓ Town Marina
 - ✓ Town Beach
- And...

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

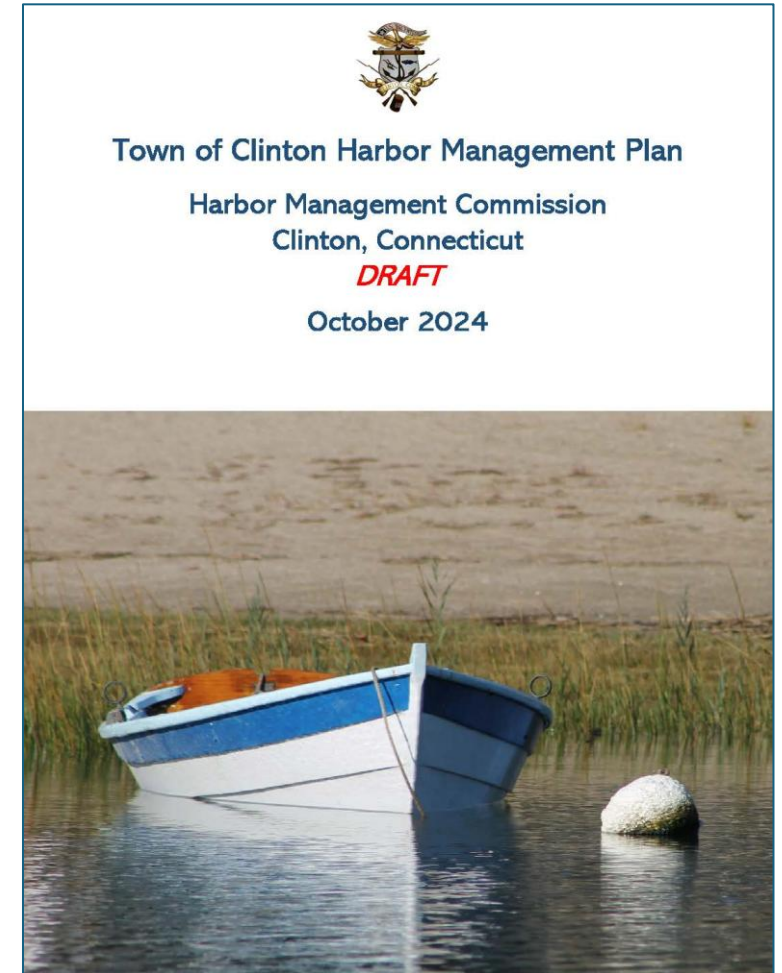
What do the Zoning Regulations say about consideration of applications?

- 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)

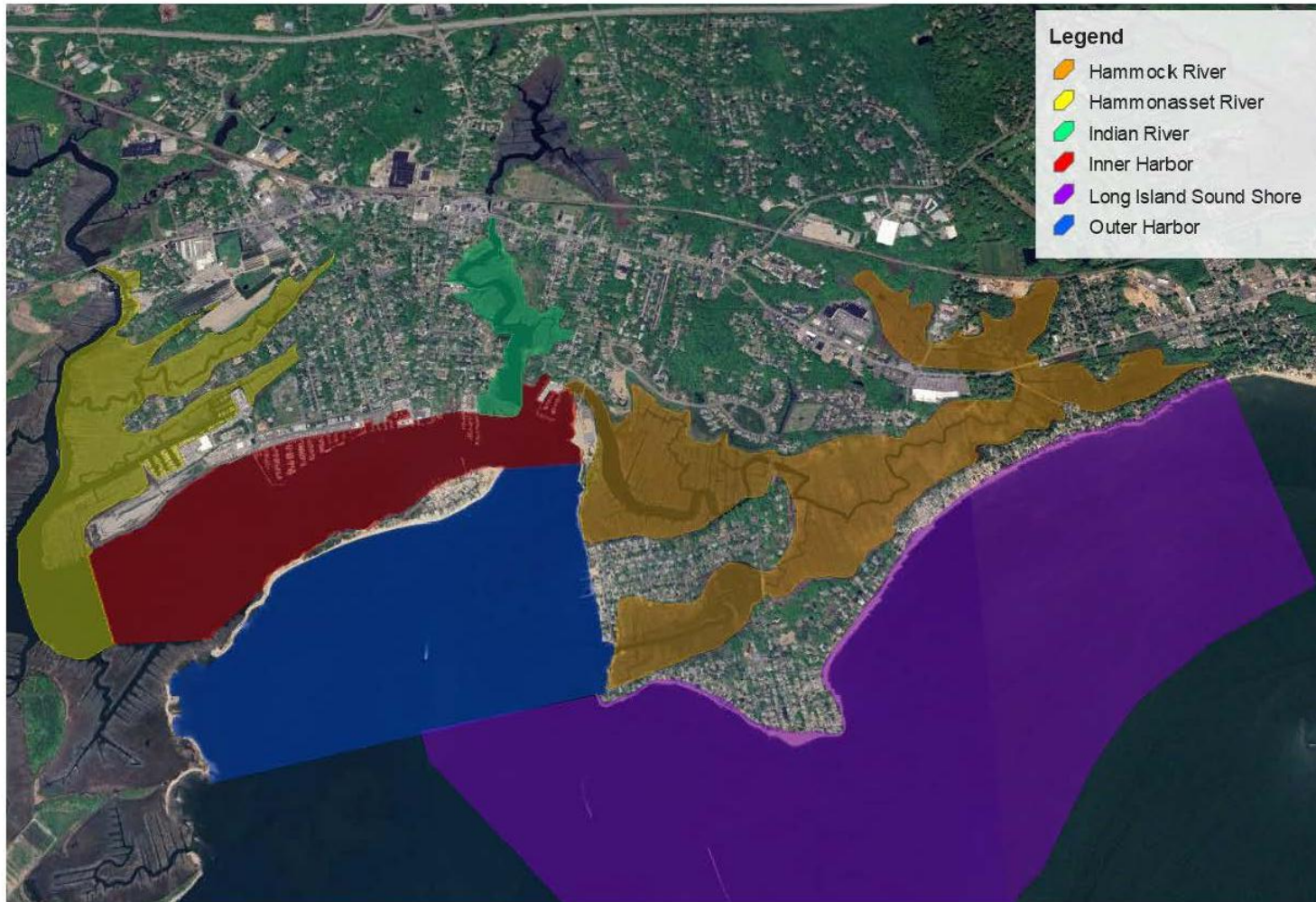
The 14 Goals Proposed in the Draft Plan

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

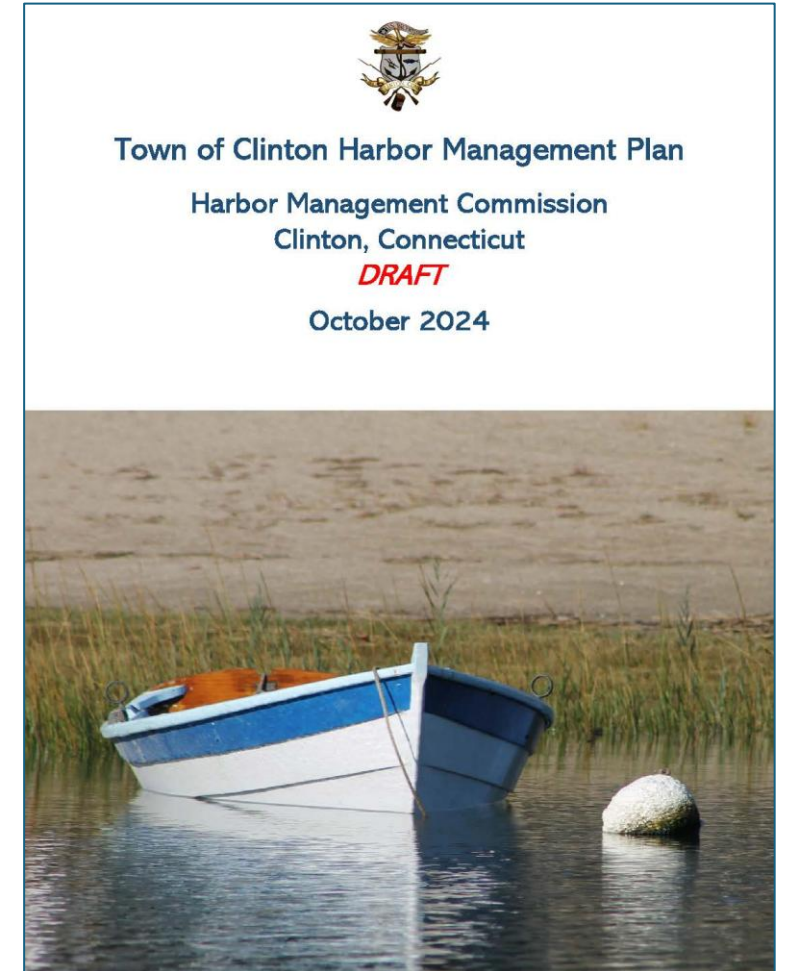
Public Works

- 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)

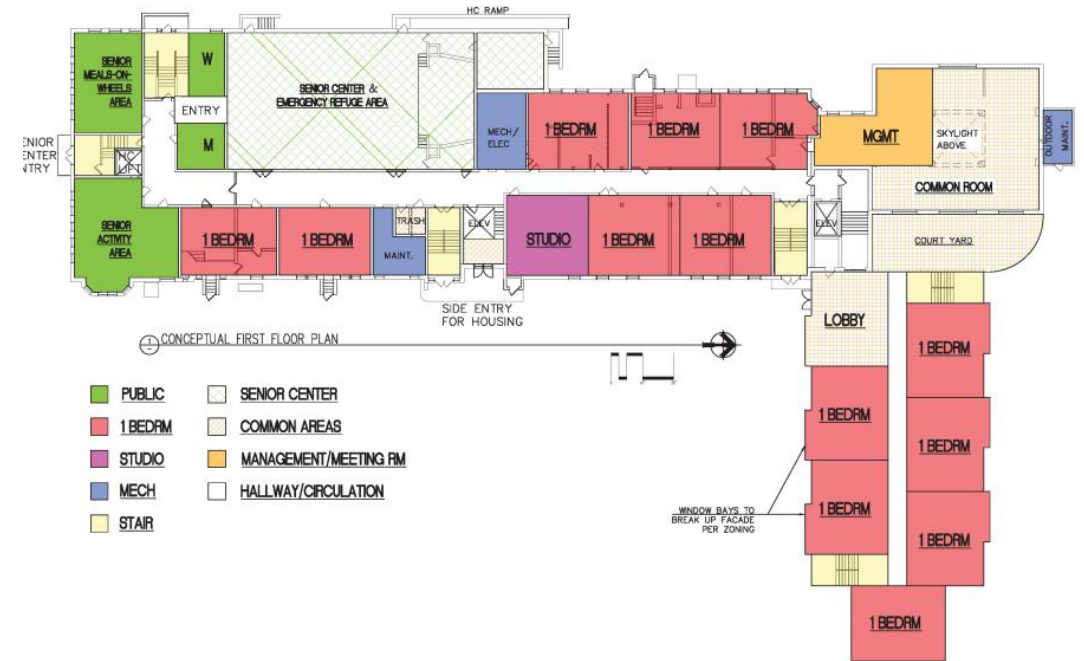
Educational Facilities

- **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

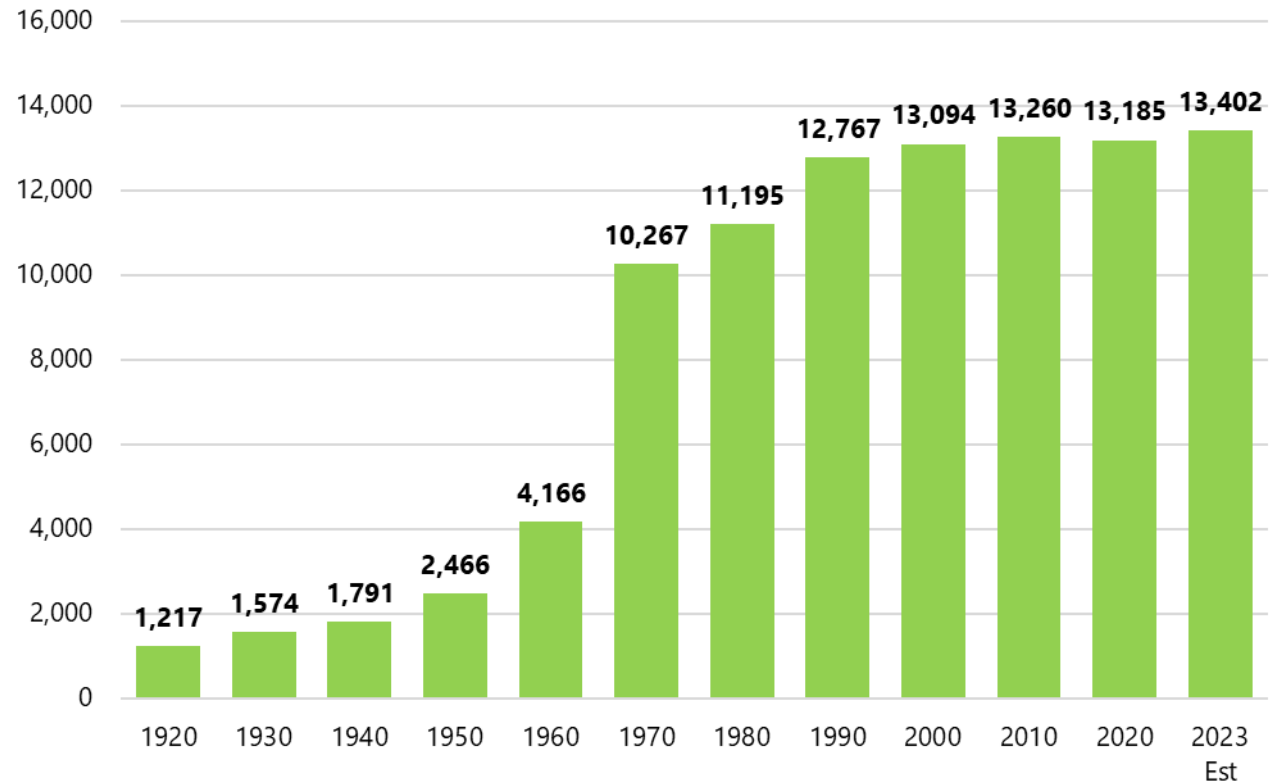


Demographics & Housing

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.

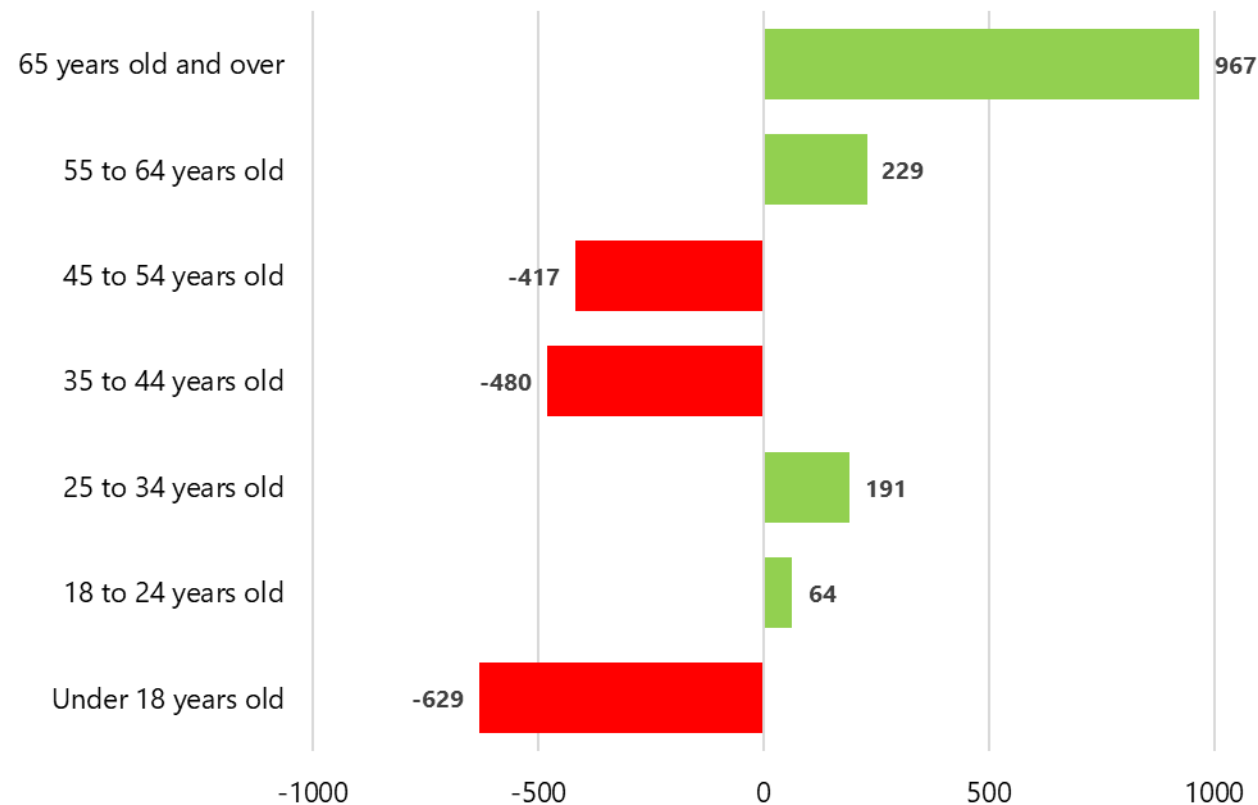
Population Component	2000-2010	2010-2020
Total Population Change	166	-75
Births (10 Year Total)	1,516	946
Deaths (10 Years Total)	927	1,126
Natural Change (Births - Deaths)	589	-180
Net Migration	-423	105

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

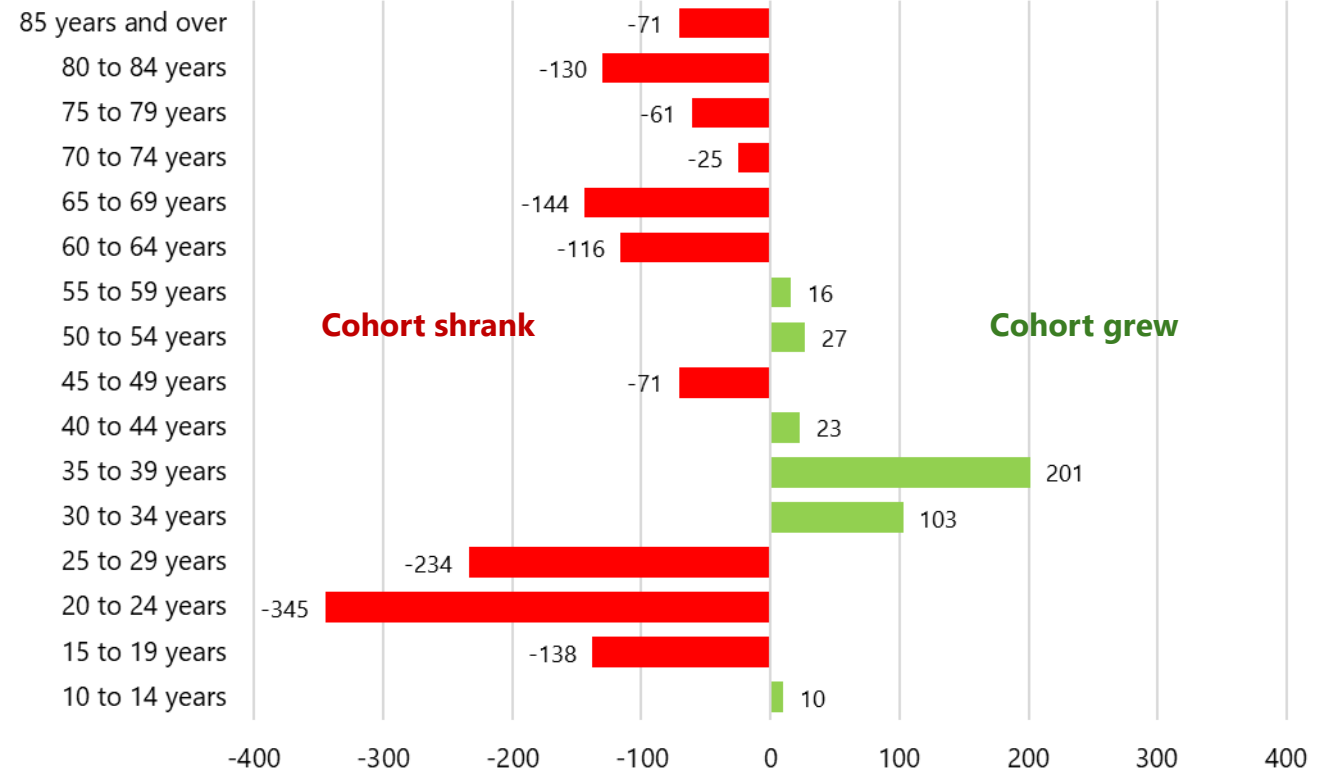


Source: US Census Bureau - 2010 and 2020. Table P12

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



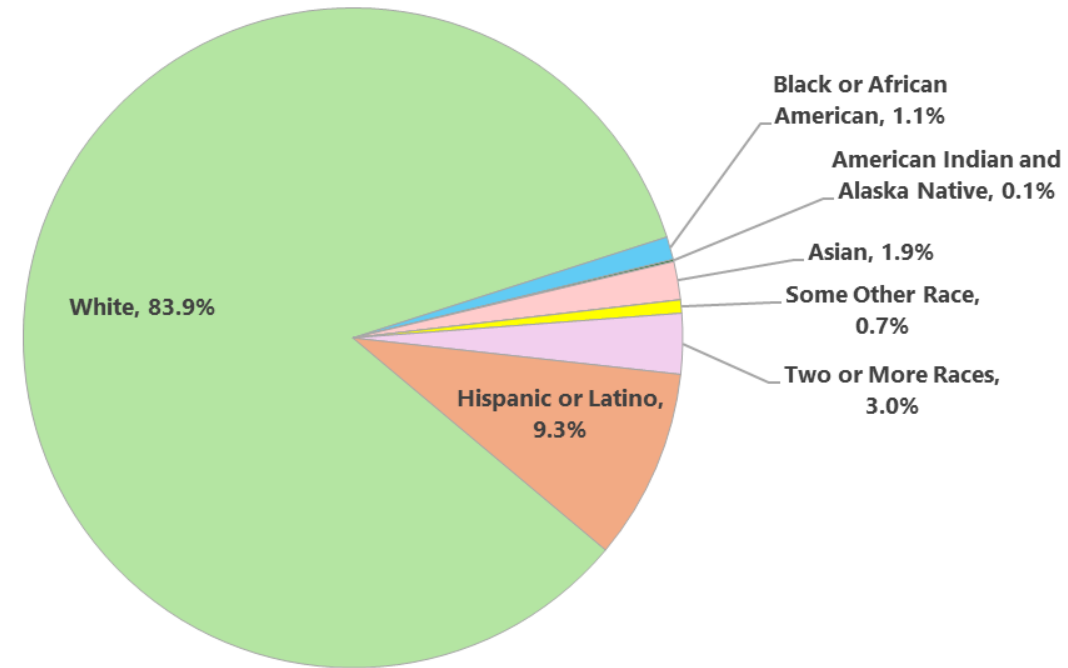
Source: 2010 and 2020 US Census.

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.

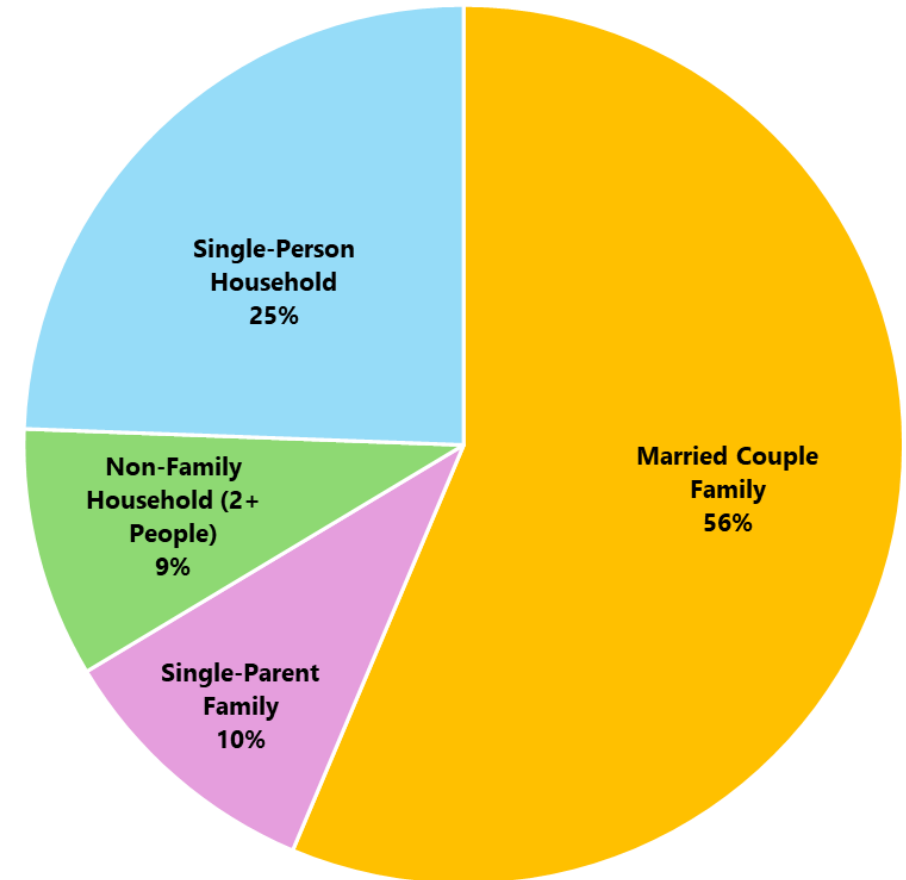
Population by Race & Ethnicity: 2020



Household Types

Clinton Household Composition: 2023

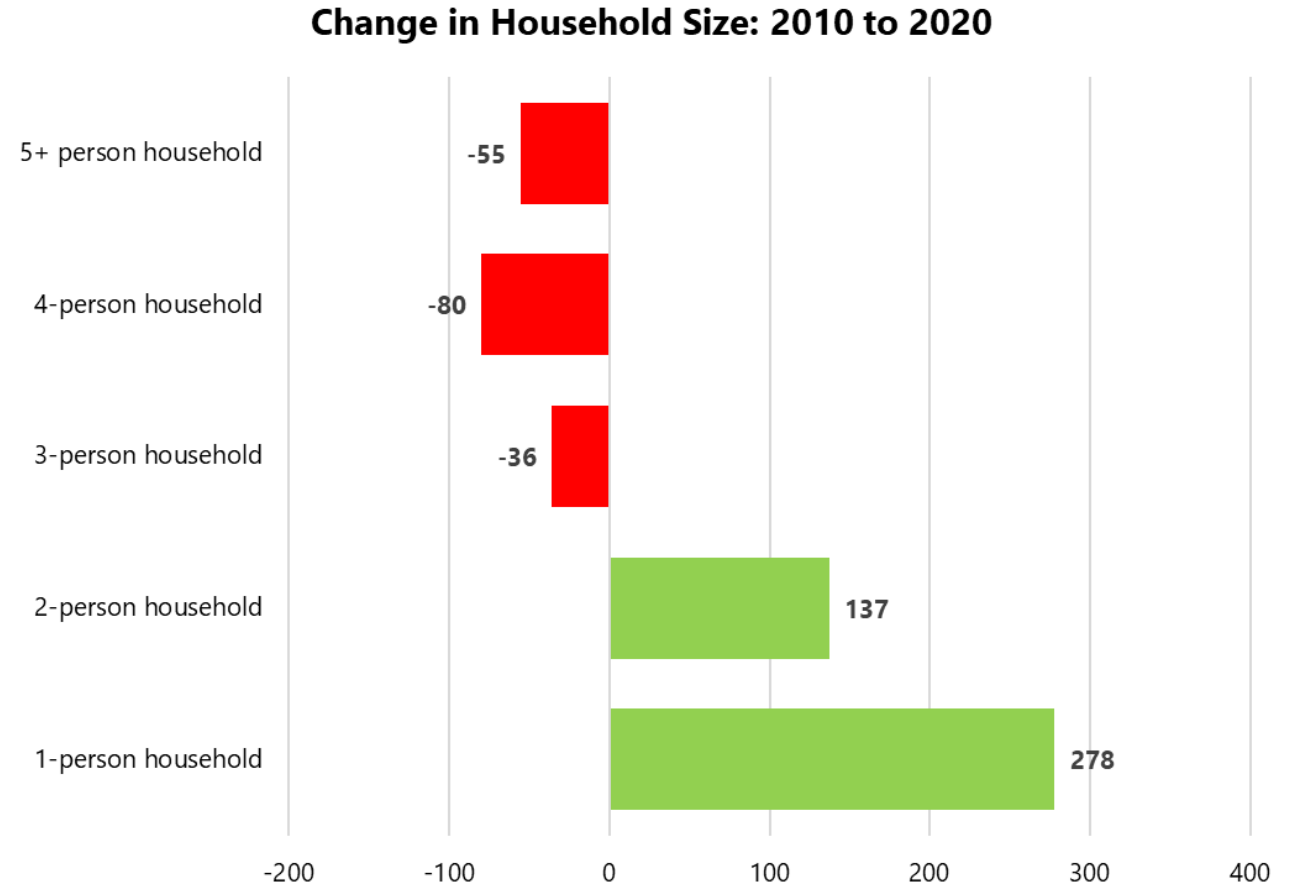
- A majority of households in Clinton consist of married couple families.
- Single-person households make up about 25% of Clinton's total households.
 - **Nearly half of single-person households consist of someone age 65 years old or over.**
- Remaining households are nearly evenly split between single-parent 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

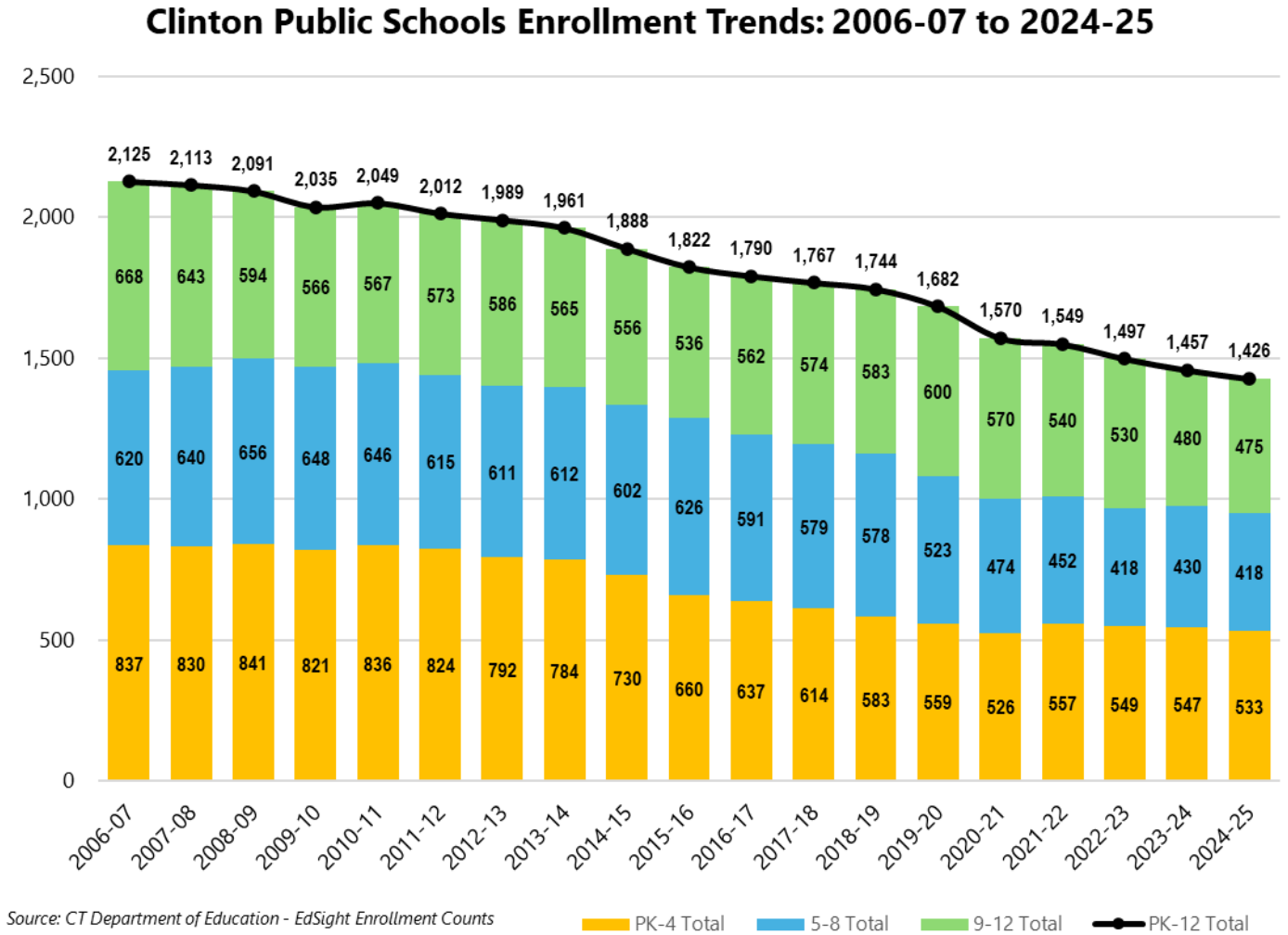
Household Trends

- 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.



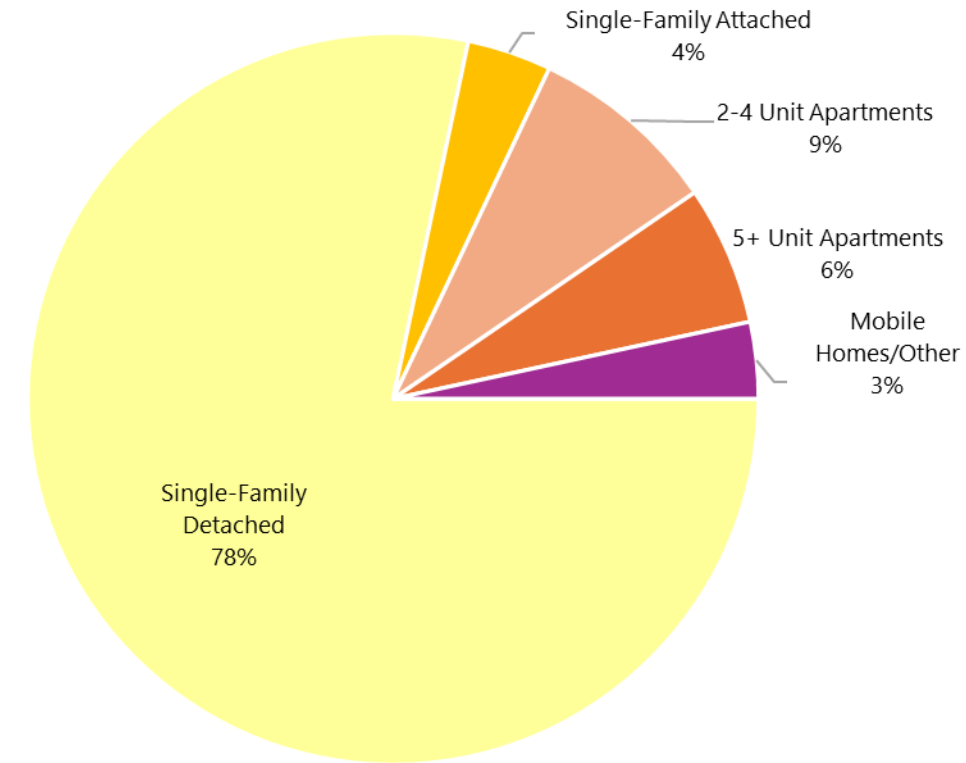
Key Takeaways: Demographics

- **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

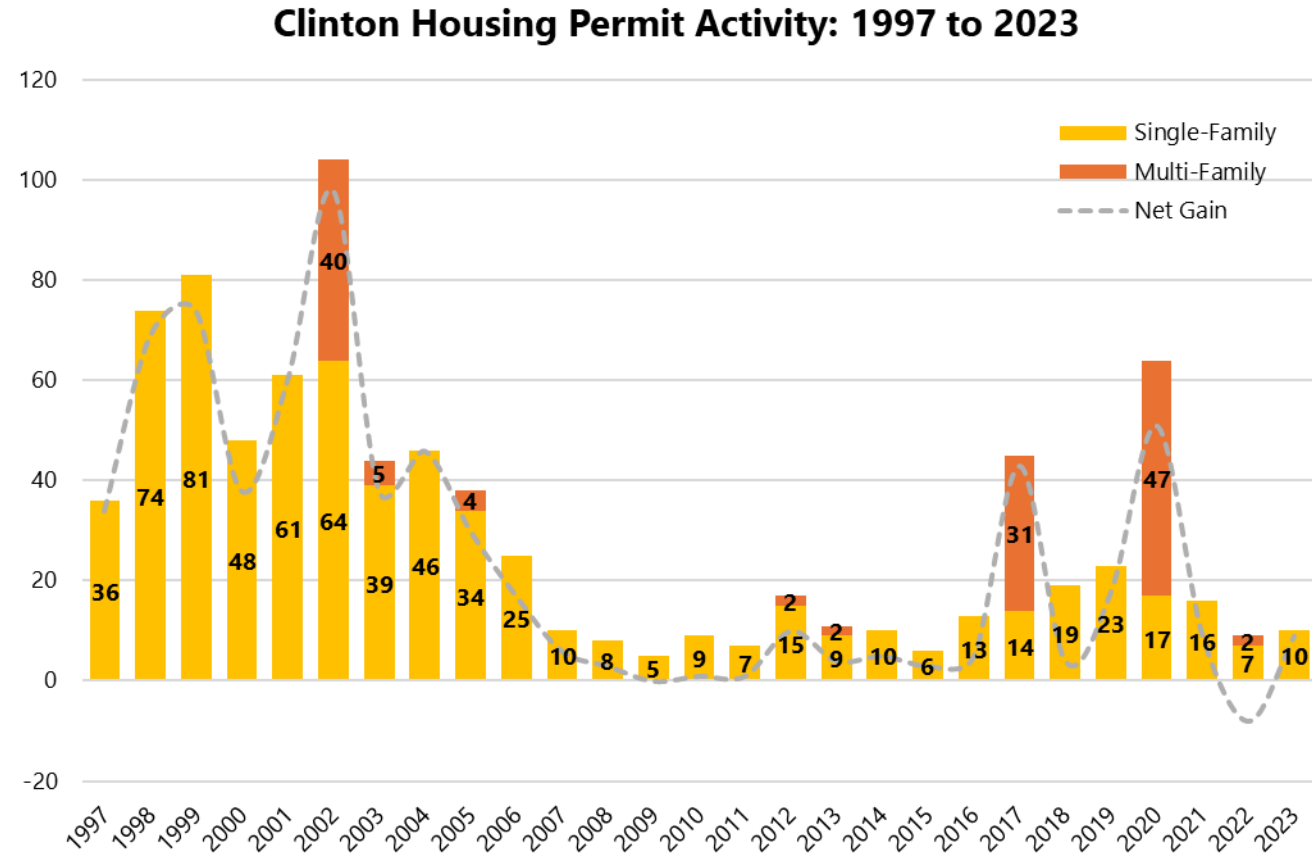
- **Housing stock consists predominantly of owner-occupied, single-family homes.**
 - 78% of household units are single-family, detached units.
 - 84% of units are owner-occupied.
- Remaining units consist of attached single-family homes (4%) , 2-4 unit apartments (8%), 5+ unit apartments (6%), and mobile 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

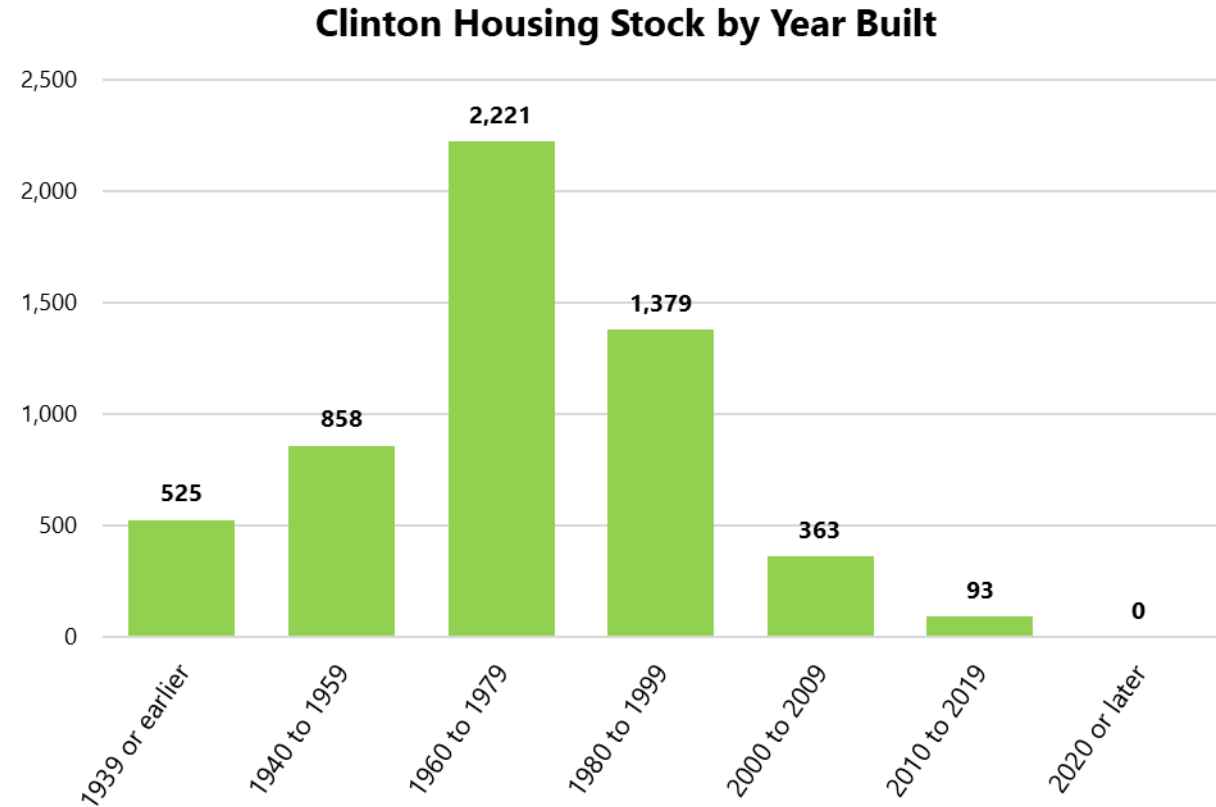
- Between 2014 and 2023, Clinton averaged 14 new single-family and 8 new multi-family permits per year.
- Demolitions have averaged 8 per year over the last decade, resulting in a small net gain of about 14 units annually.
- Major developments that have been completed over the last decade include the 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

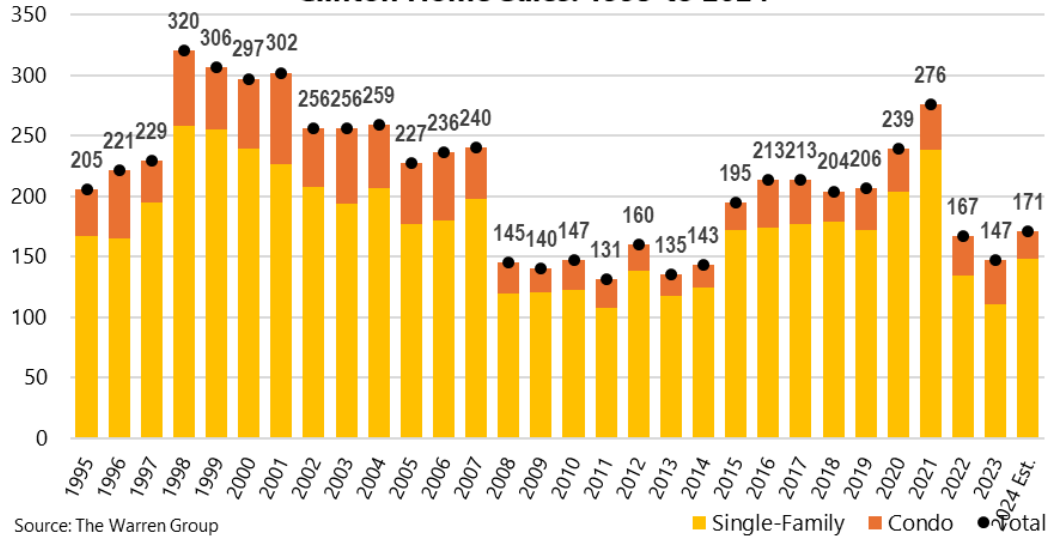
- **Clinton's housing stock is aging.**
- About 41% of housing units were built between 1960 and 1979 with an additional 25% built between 1980 and 1999.
- Less than 10% of housing units were built after 2000.



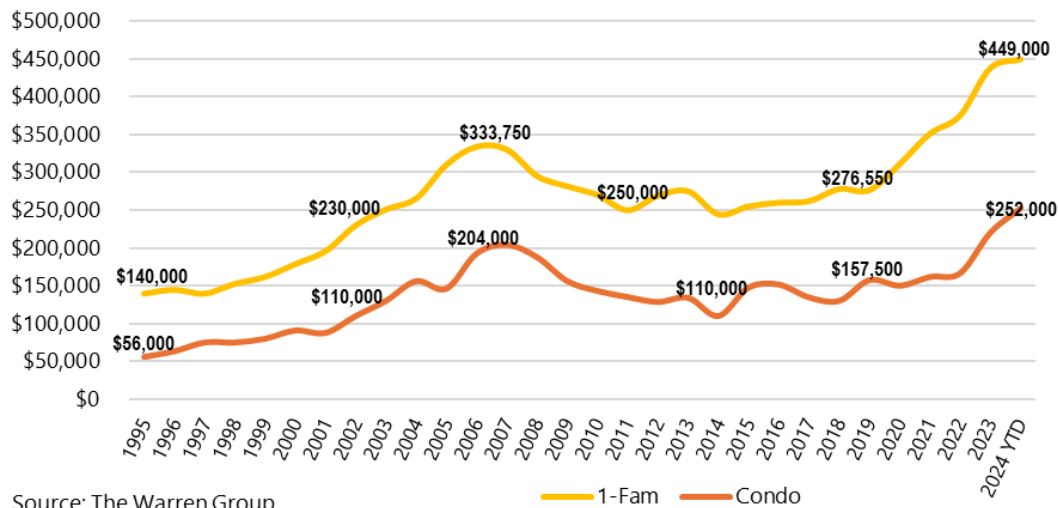
Source: American Community Survey, 5-Year Estimates 2019 to 2023

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

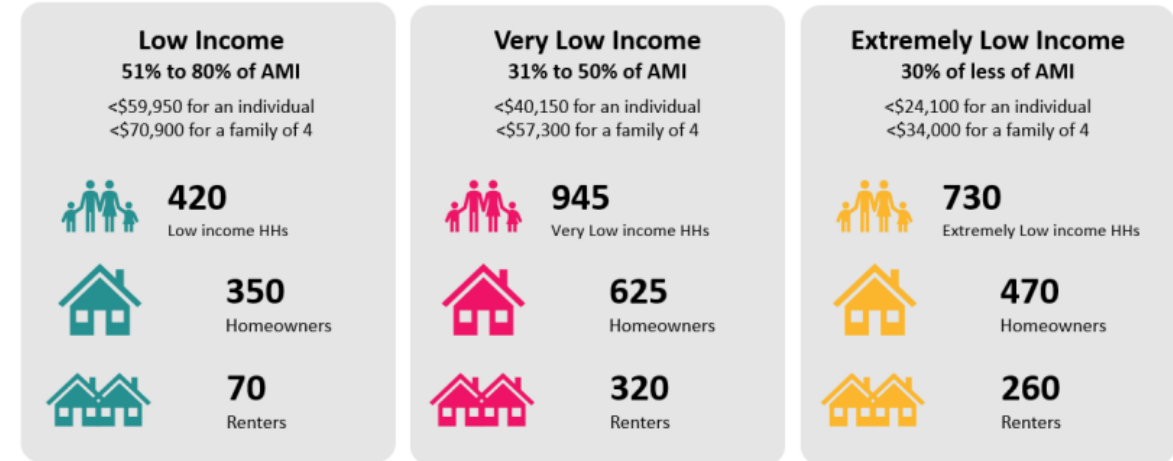
Fastest growing age groups are age 55+

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.

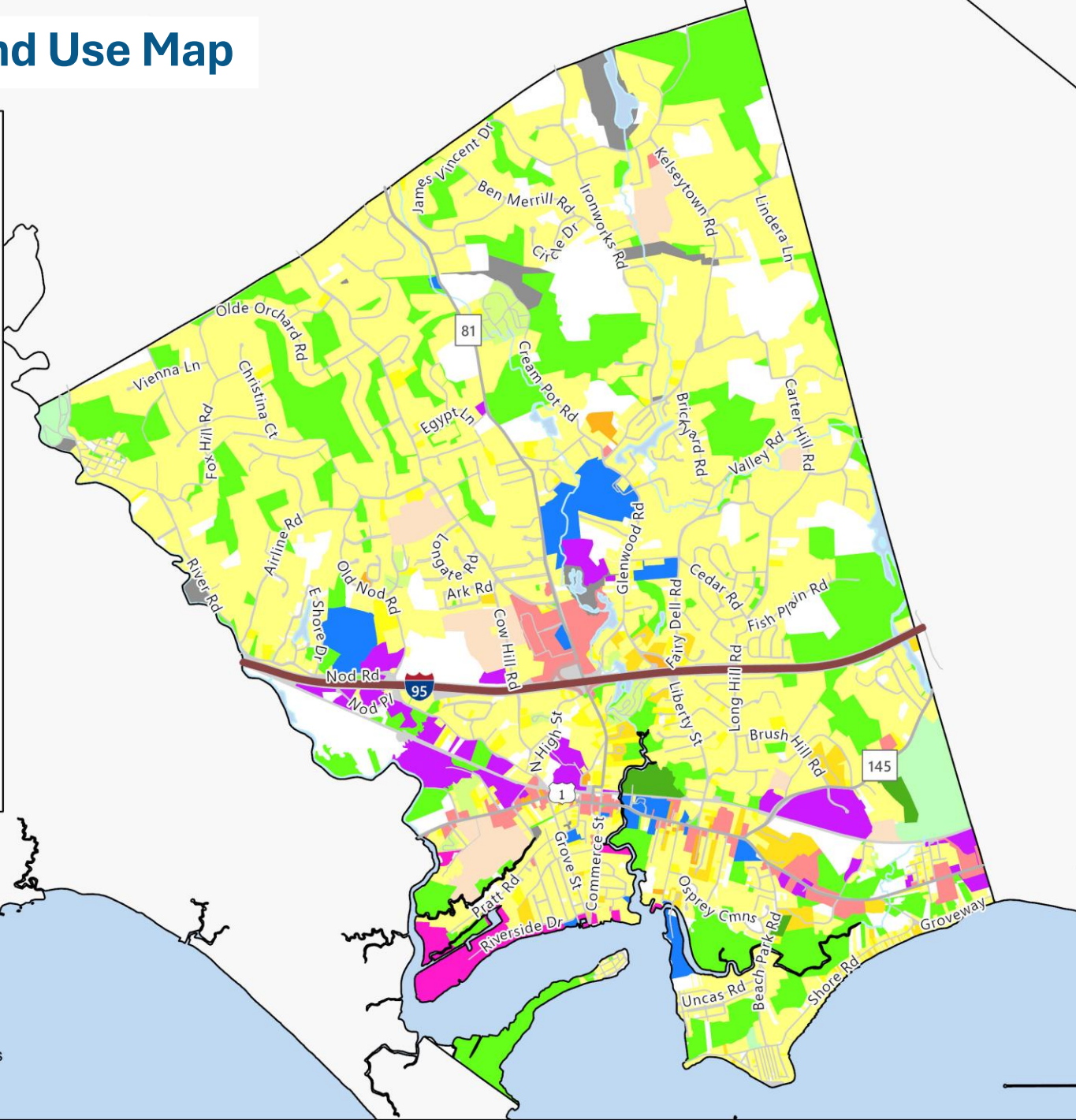
Land Use & Development Patterns

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.

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

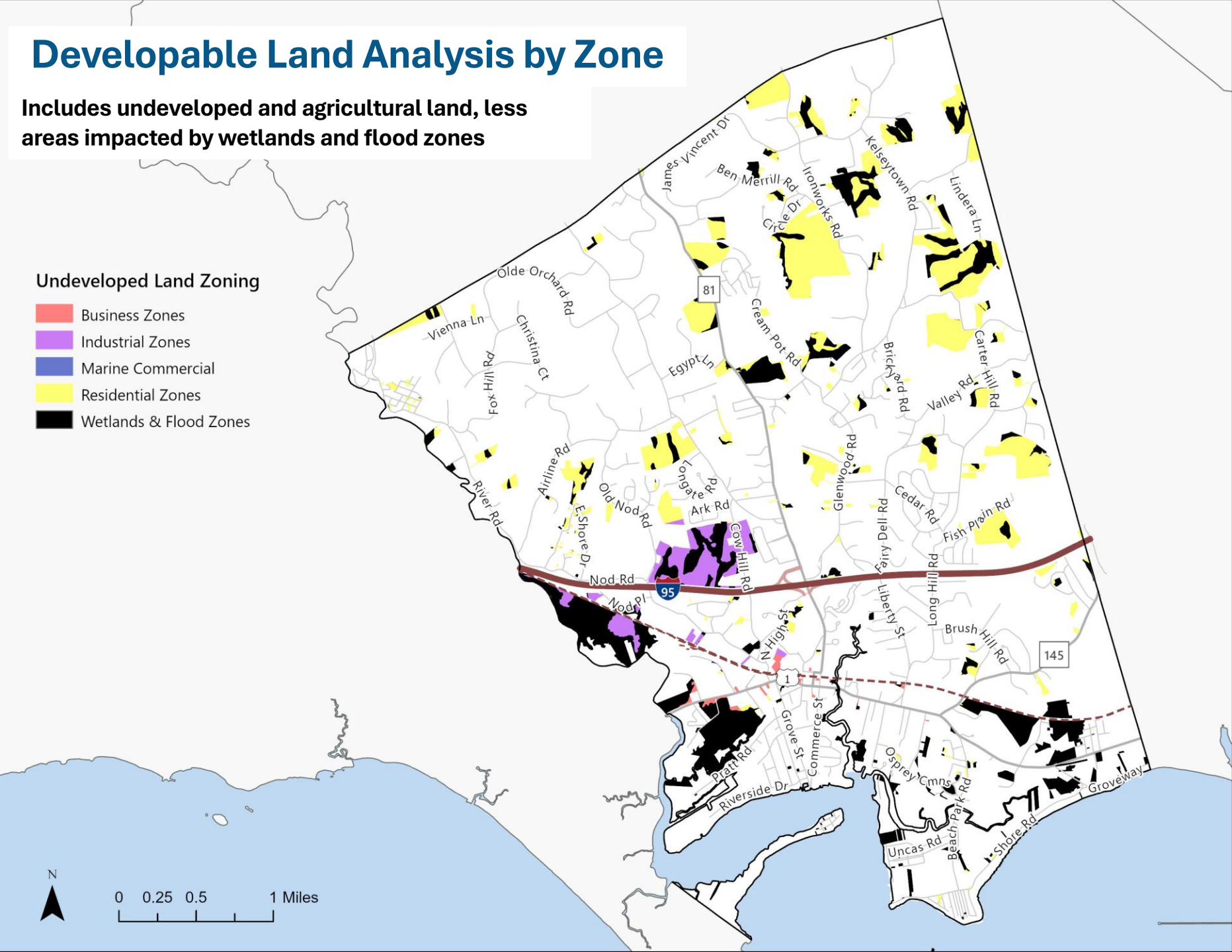
In addition to the major projects listed above, there have been numerous scattered infill developments and small subdivisions that have occurred over the last decade

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.

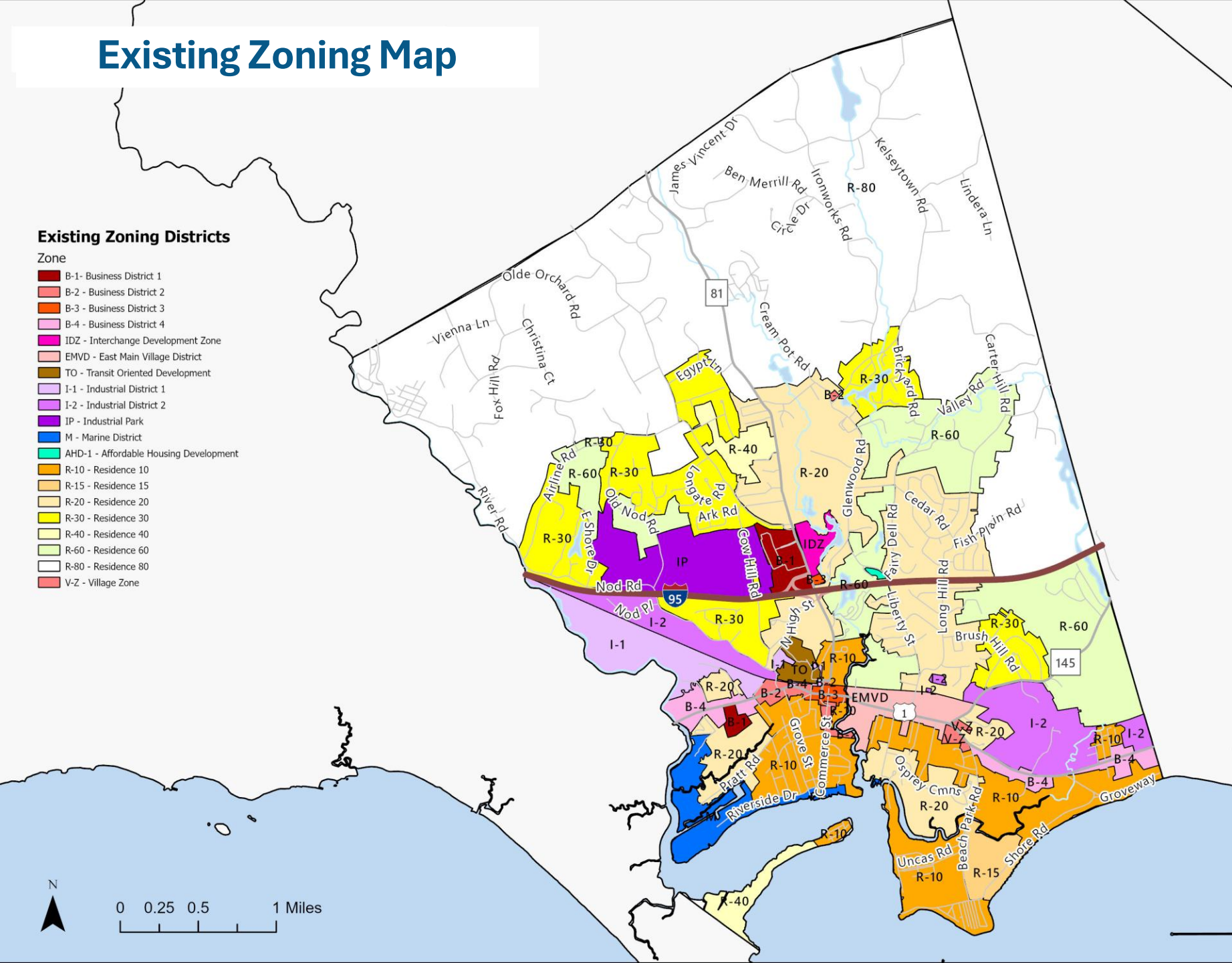
With “greenfield” development opportunities limited, Grand List Growth strategy should focus on infill development, densification, and redevelopment of underperforming or obsolete sites.

Existing Zoning Map

Existing Zoning Districts

Zone

- B-1 - Business District 1
- B-2 - Business District 2
- B-3 - Business District 3
- B-4 - Business District 4
- IDZ - Interchange Development Zone
- EMVD - East Main Village District
- TO - Transit Oriented Development
- I-1 - Industrial District 1
- I-2 - Industrial District 2
- IP - Industrial Park
- M - Marine District
- AHD-1 - Affordable Housing Development
- R-10 - Residence 10
- R-15 - Residence 15
- R-20 - Residence 20
- R-30 - Residence 30
- R-40 - Residence 40
- R-60 - Residence 60
- R-80 - Residence 80
- V-Z - Village Zone



Residential zones have a range of minimum lot sizes, with minimum lot sizes generally increasing as one moves from south to north.

Commercial zones predominantly along Route 1 and Route 81 just north of the I-95.

Industrial zones concentrated along rail line and I-95.

Marine commercial zone along Clinton Harbor and Hammonasset River

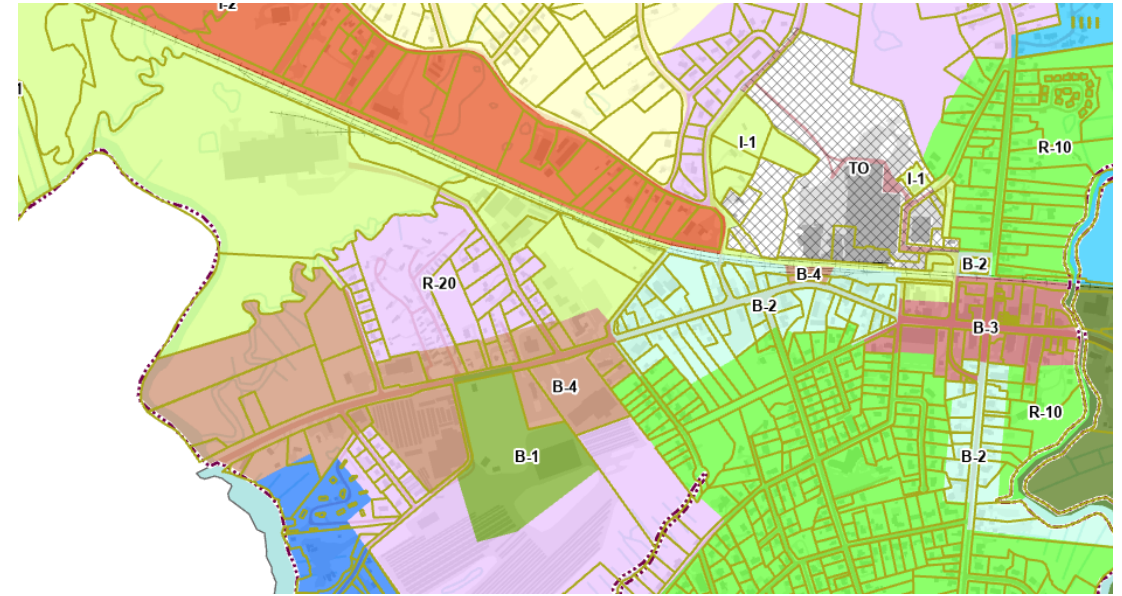
Zoning

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

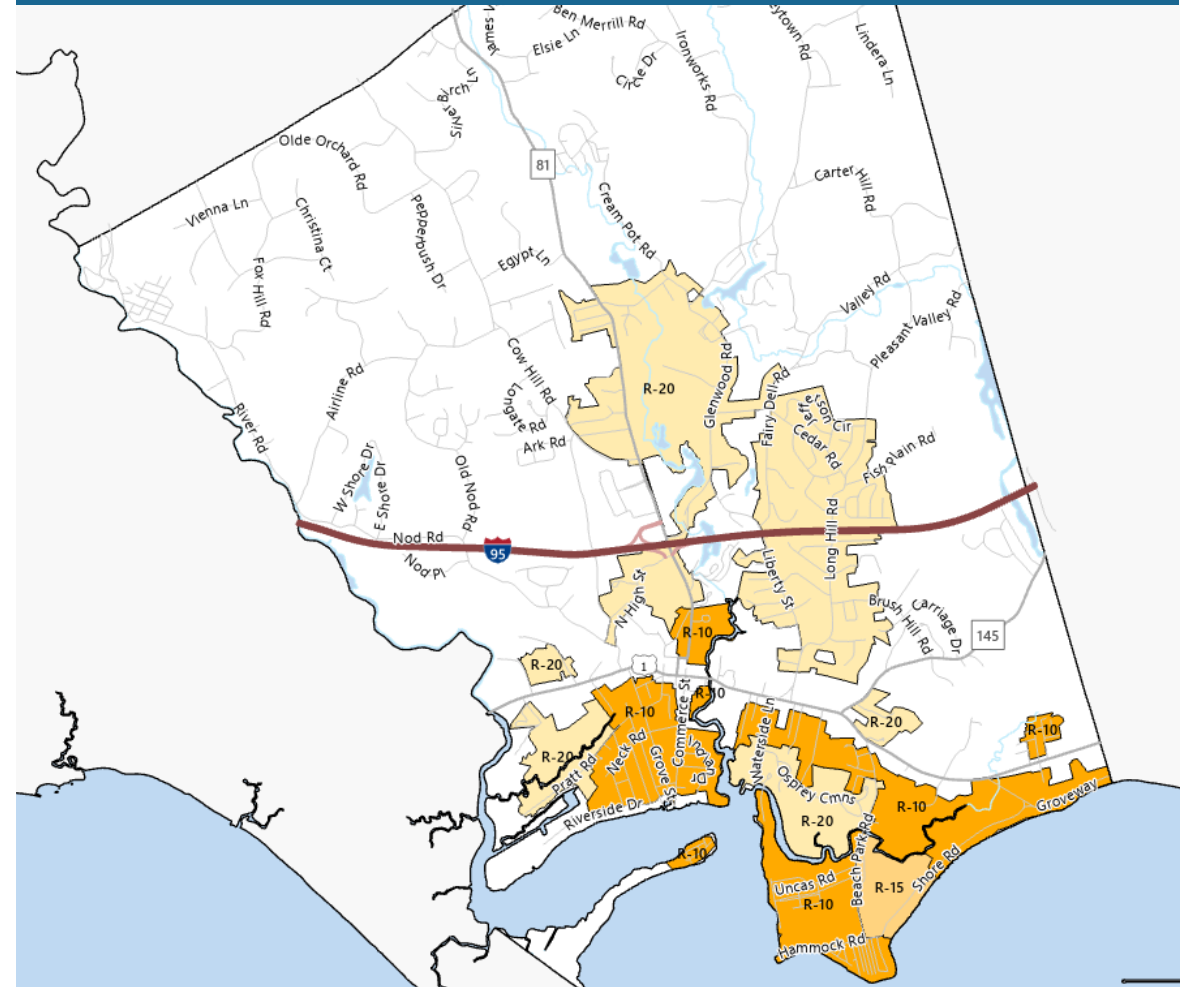
- PZC has made changes to the zoning regulations to promote greater housing choices.
 - Are there other areas or housing types that this plan should address? Continue to leverage “floating zone” approach? Outlets?
- Disjointed land use and site development patterns along Route 1.
 - Some “spot zoning” (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?

Residential Zones with Minimum Lot Sizes of 20,000 SF or less



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:

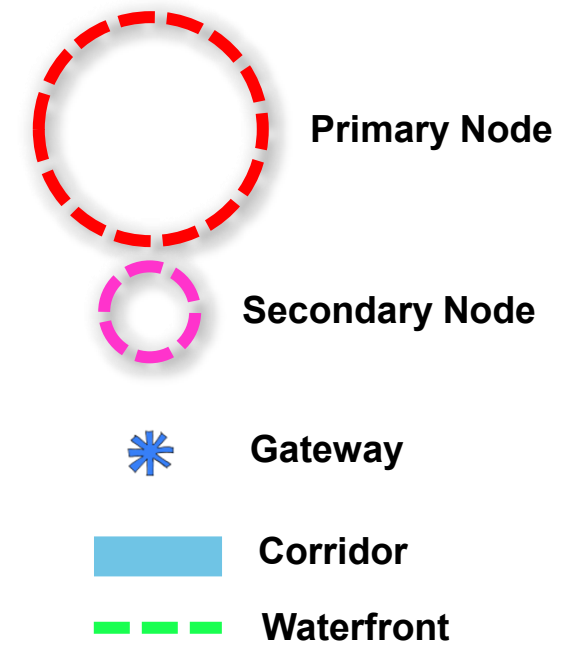
- Land Use
- Density
- Nodes, Corridors, Gateways

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

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

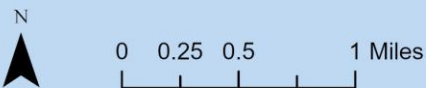
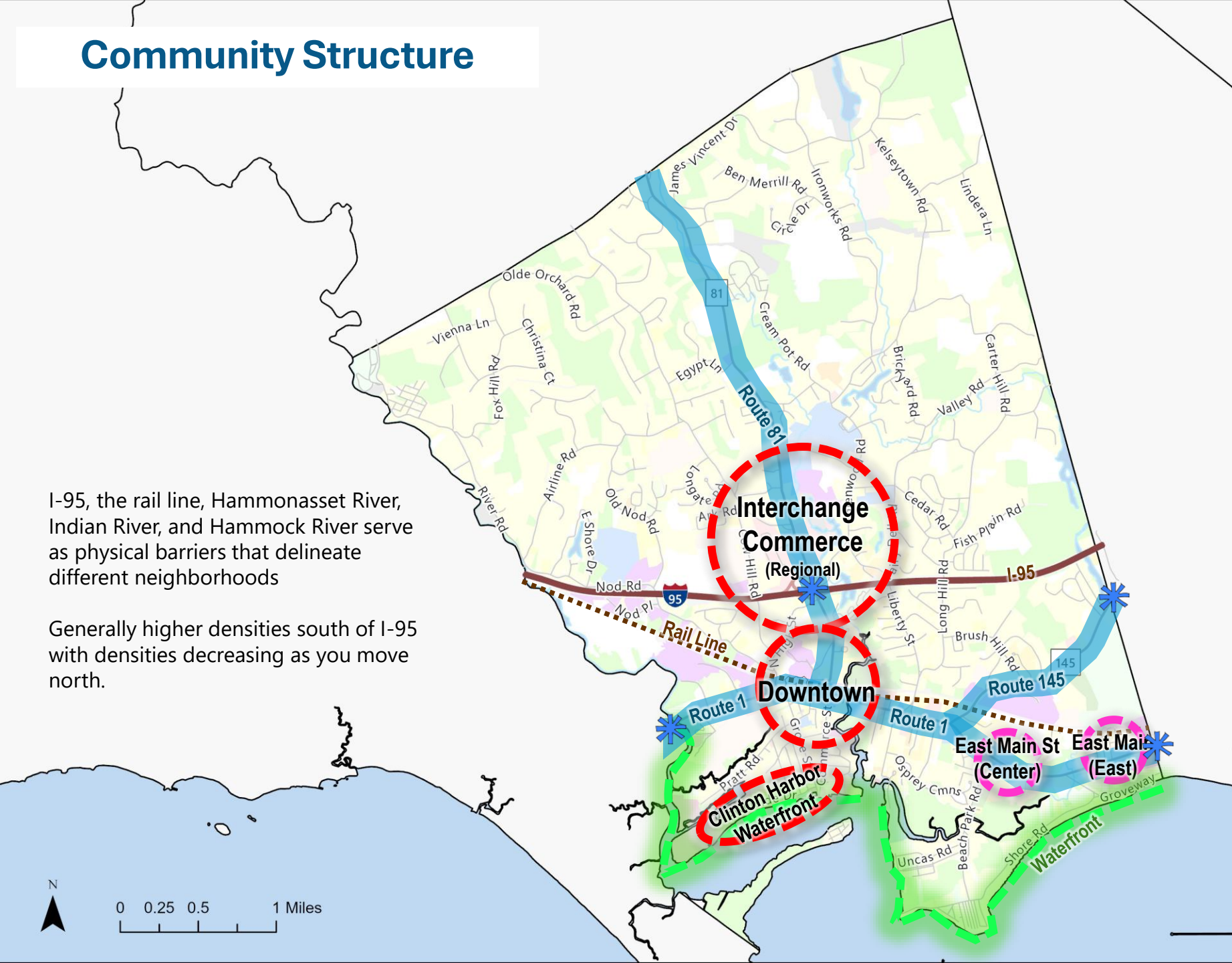
Community Structure

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, serves as the background. The map shows the town's location along the coast, with the town center labeled 'Clinton'. To the west is 'Madison' and to the east is 'Westbrook'. The 'Munawaseet River' flows through the town. Other labeled features include 'Pond Meadow', 'Mine Swamp', 'Birch Millpond', 'Messerschmidt Pond', 'Indian River', 'Tom Creek', 'Hammonasset Beach State Park', and 'Duck Island Roads'.

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

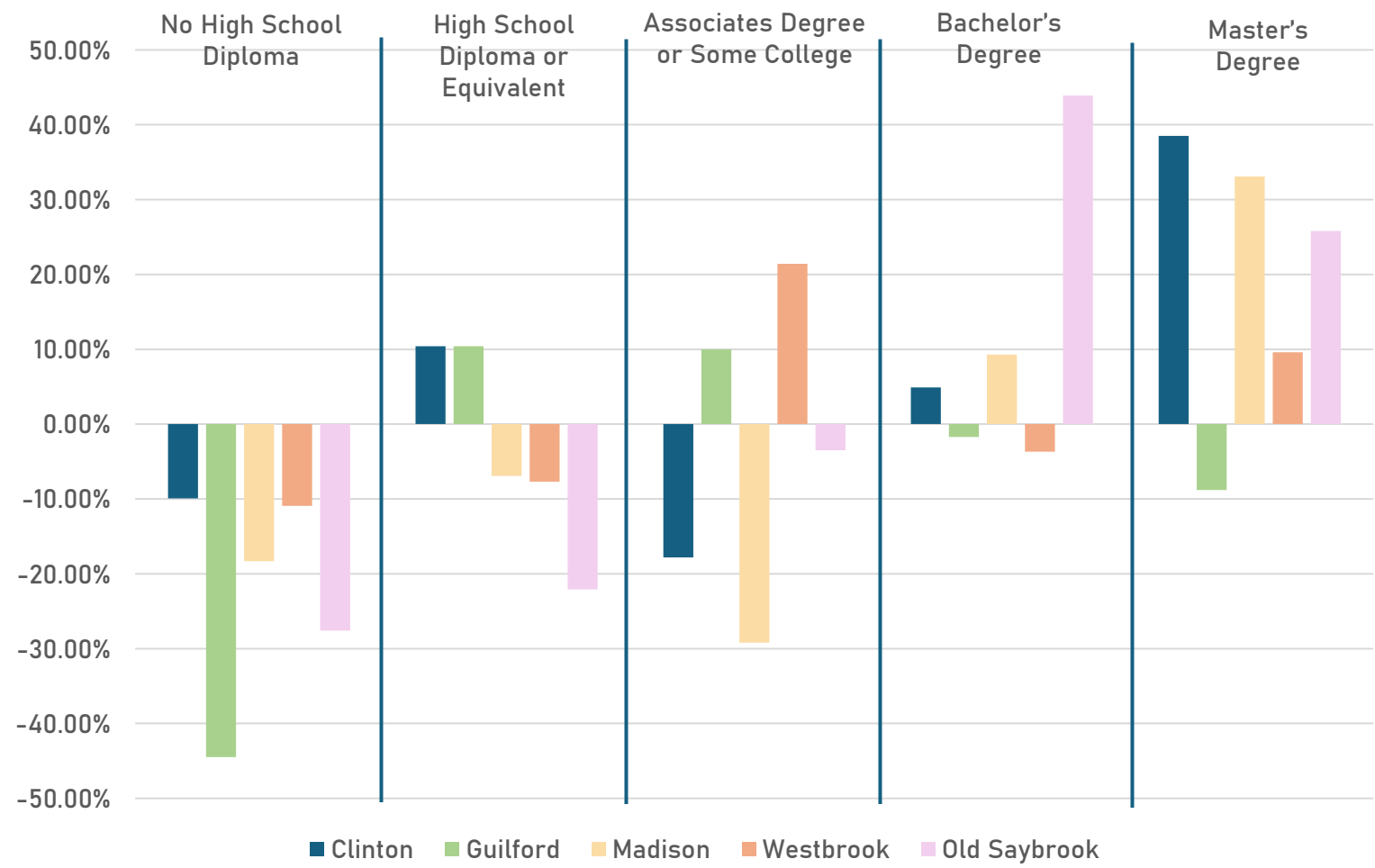
Employment Figures from 2019 to 2024

- 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

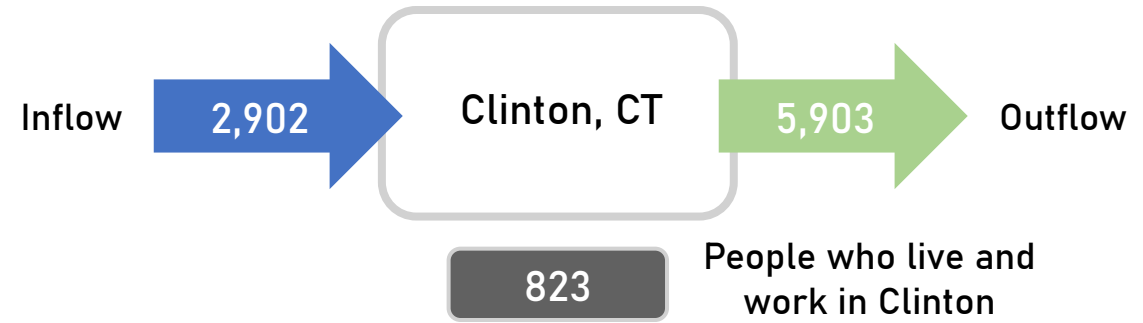
Educational Attainment

- 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.

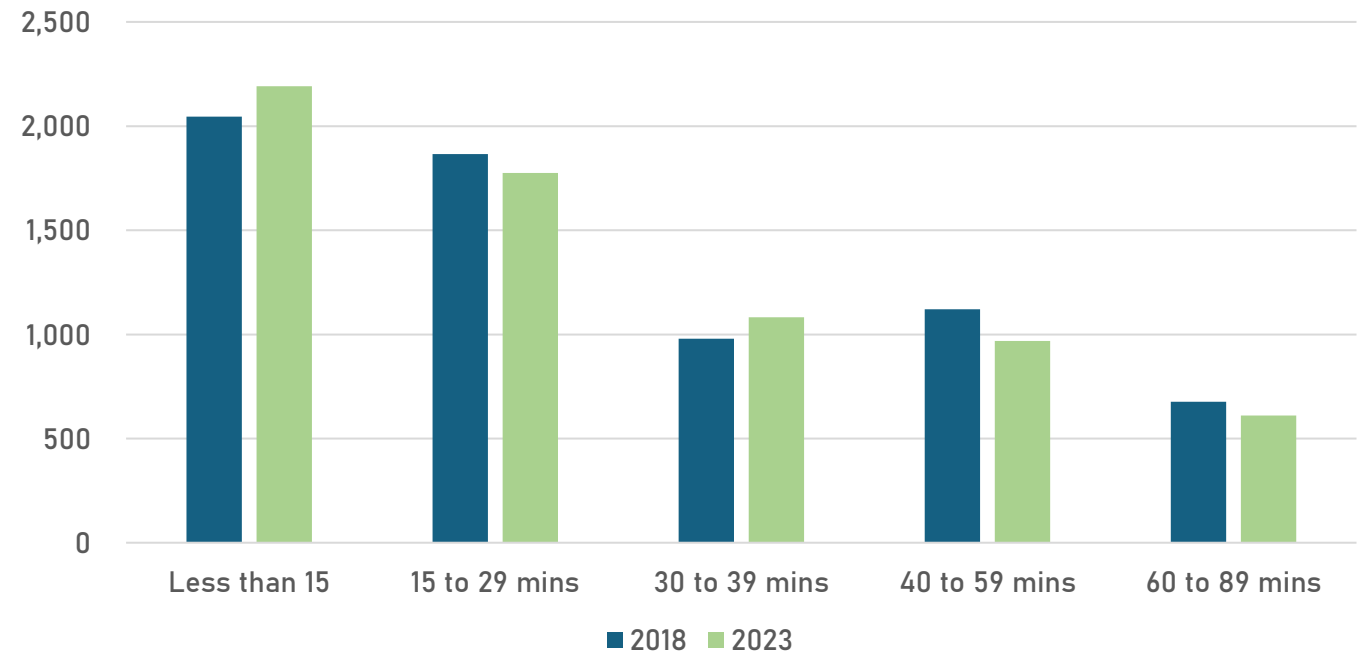


Commuting Patterns

- 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.

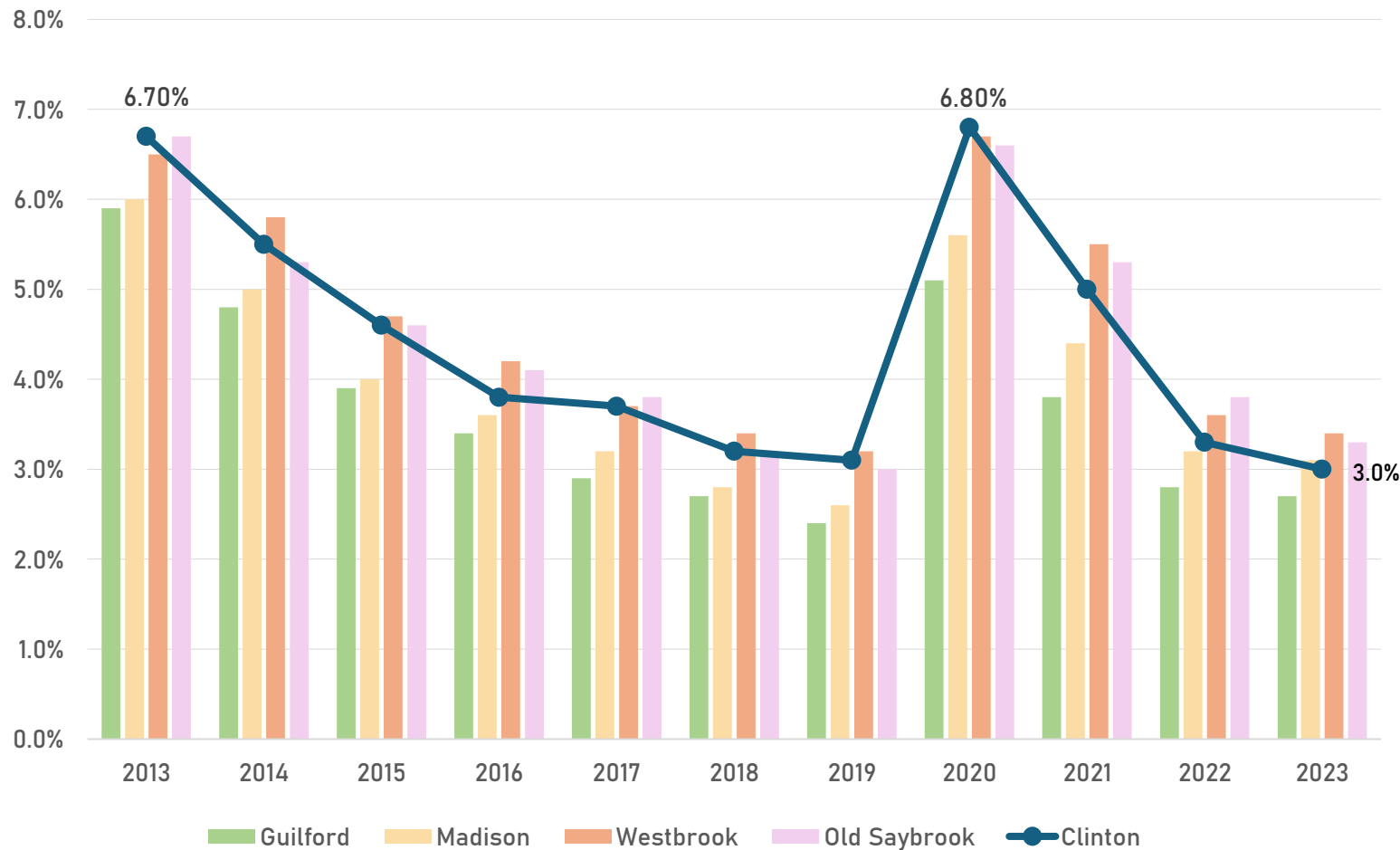


Labor Force Travel Times to Work



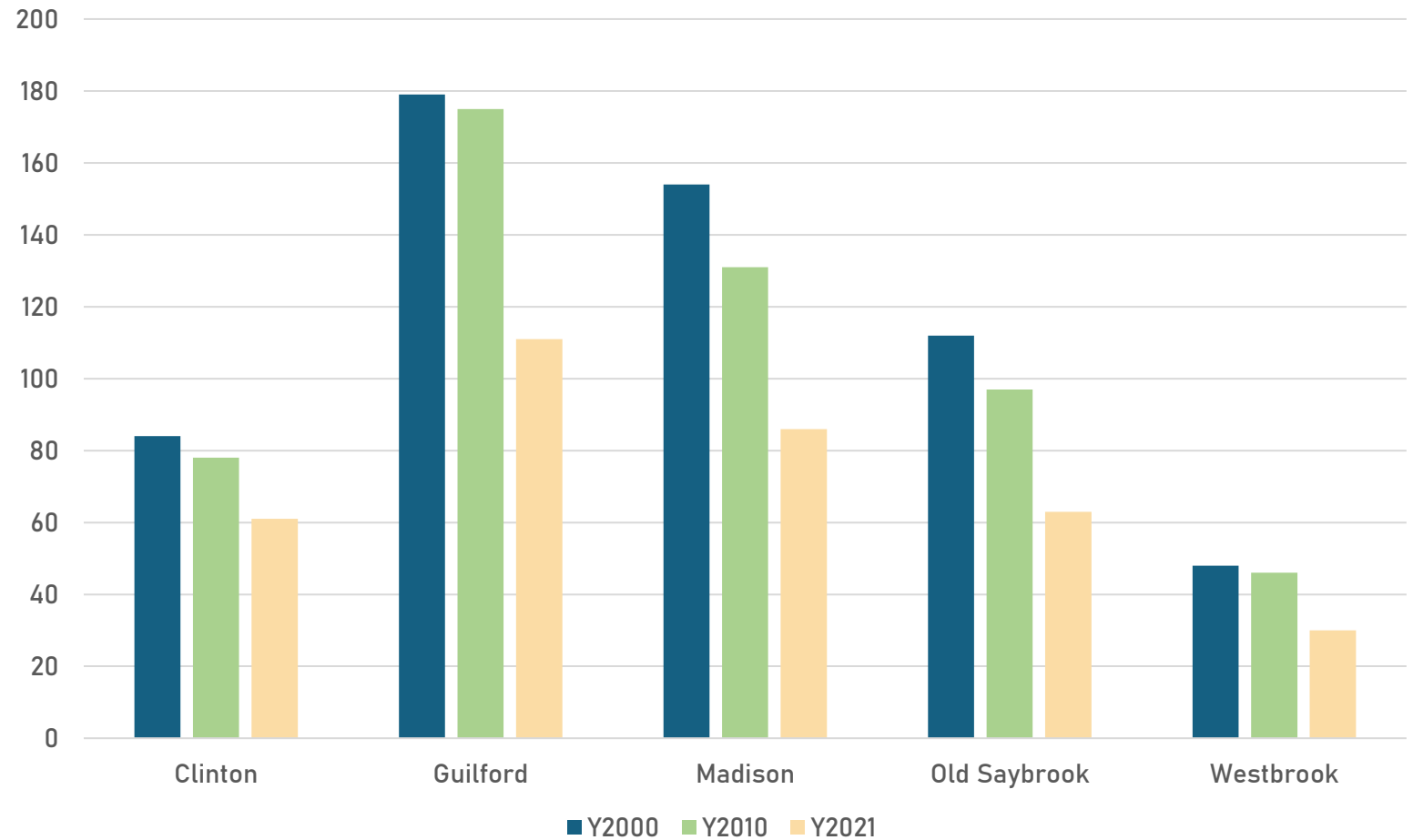
Unemployment Rates

- 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.



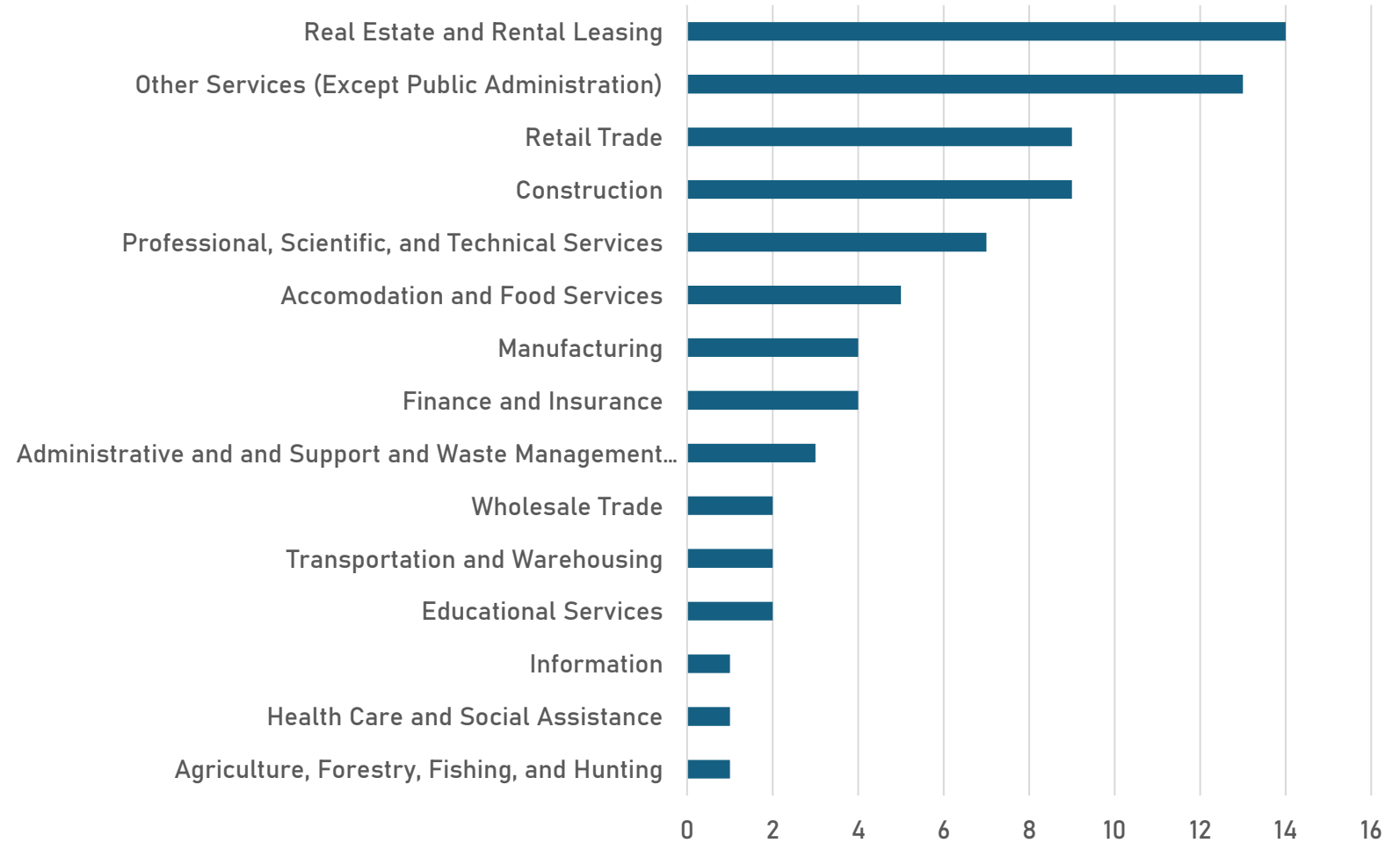
Business Formations

- 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.



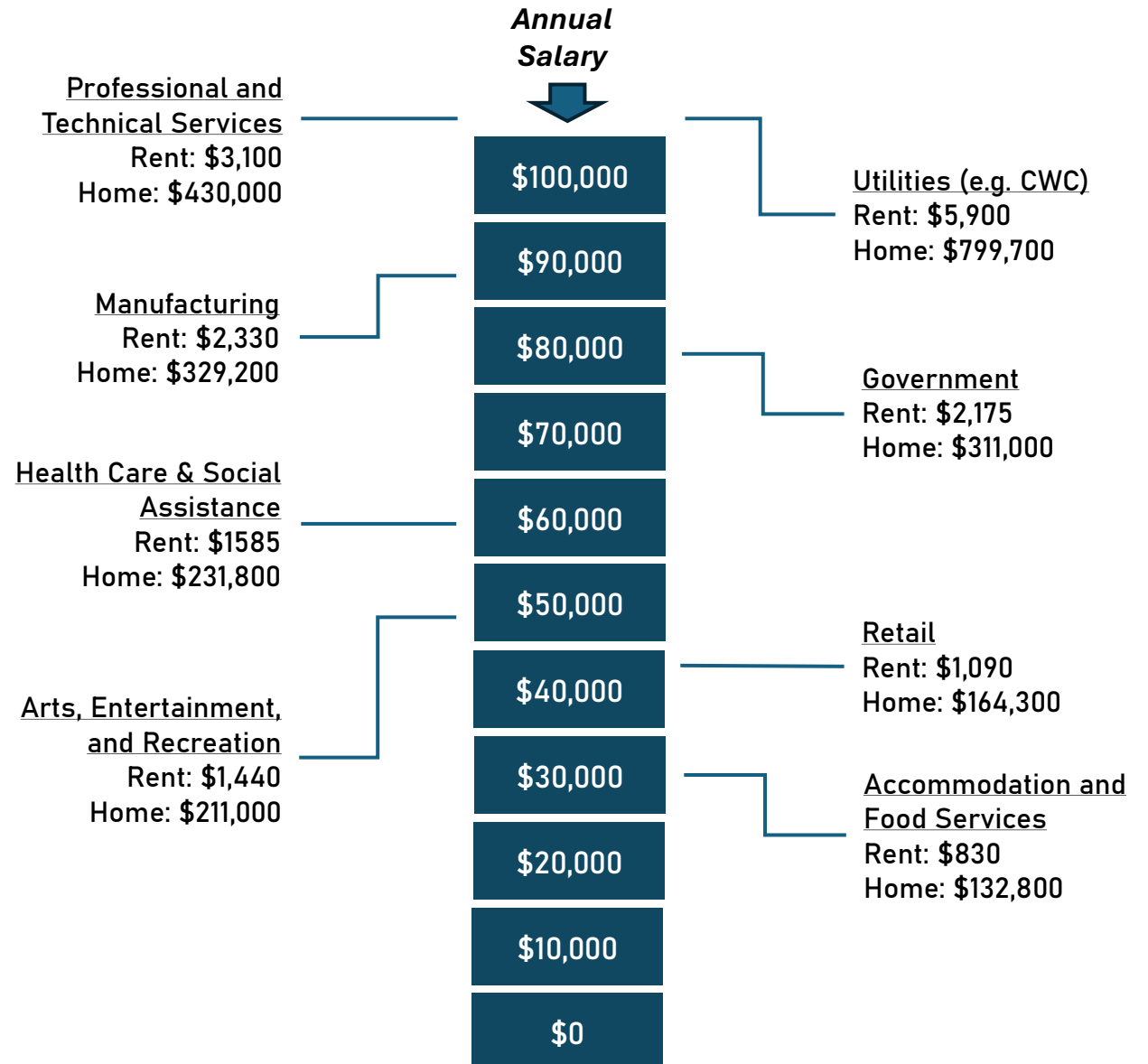
New Business by Industry

- 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.



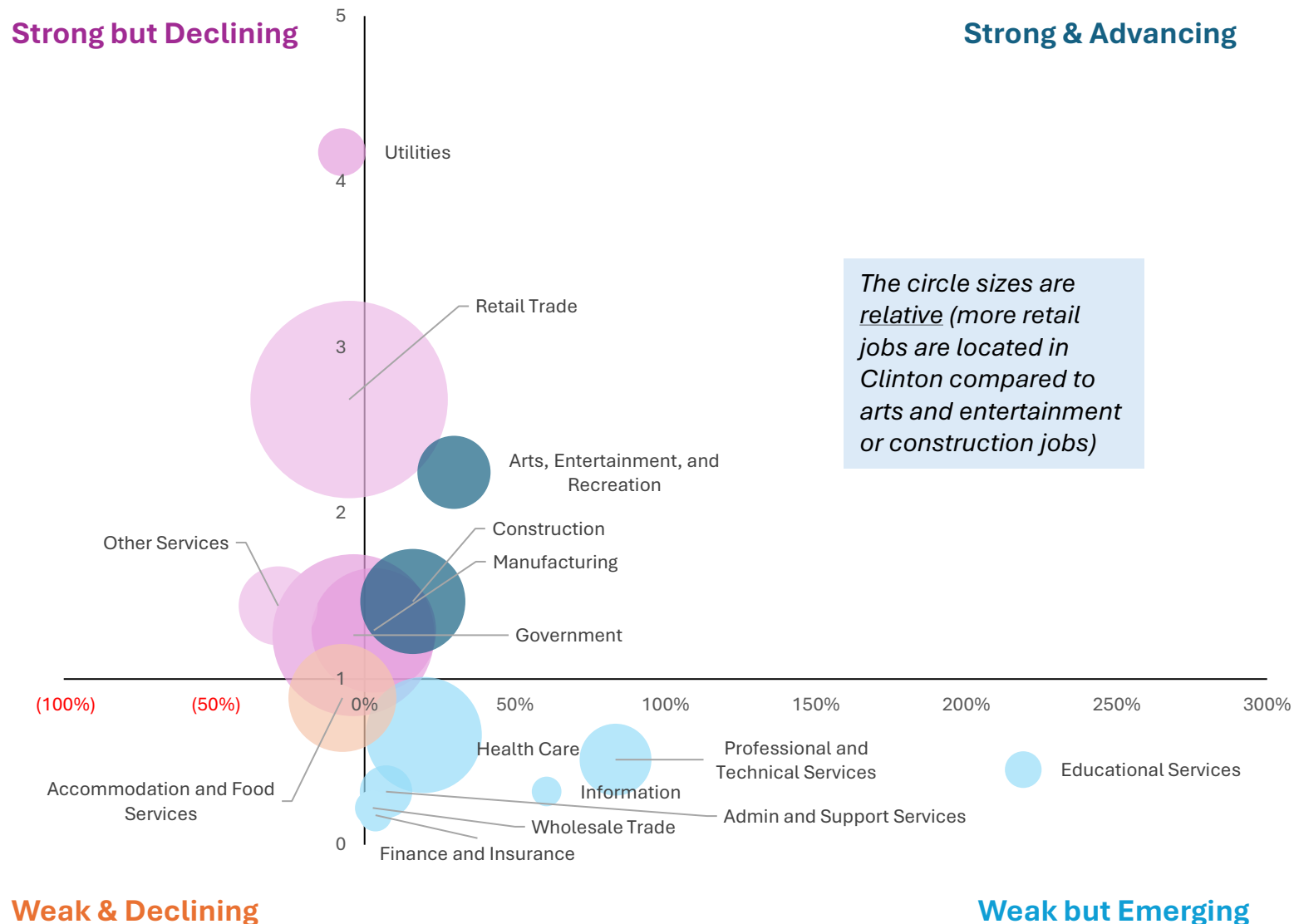
Employment and Housing

- 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.



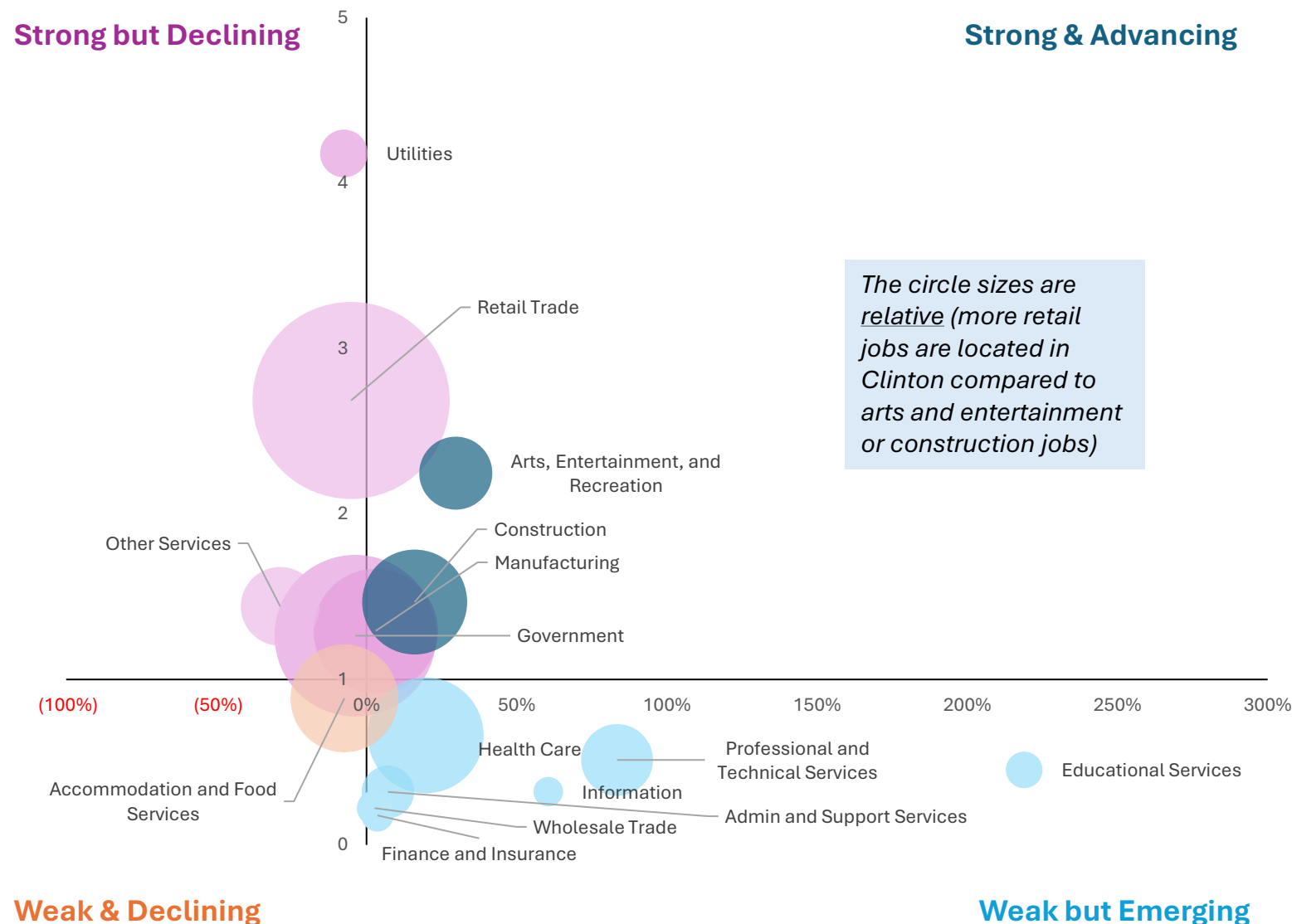
Regional Competitiveness: Clinton in the United States

- 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.



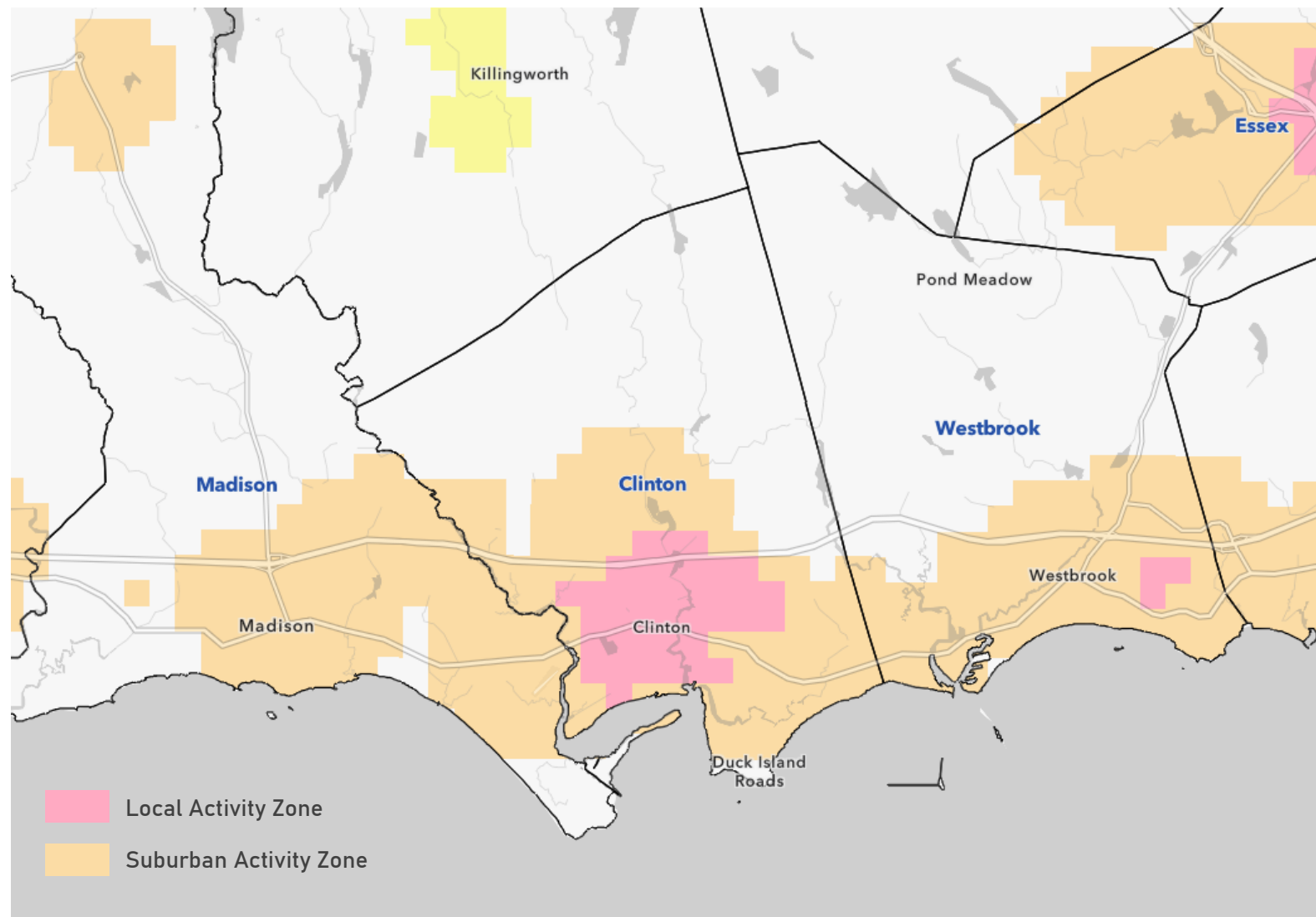
Regional Competitiveness: Clinton in the United States

- 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

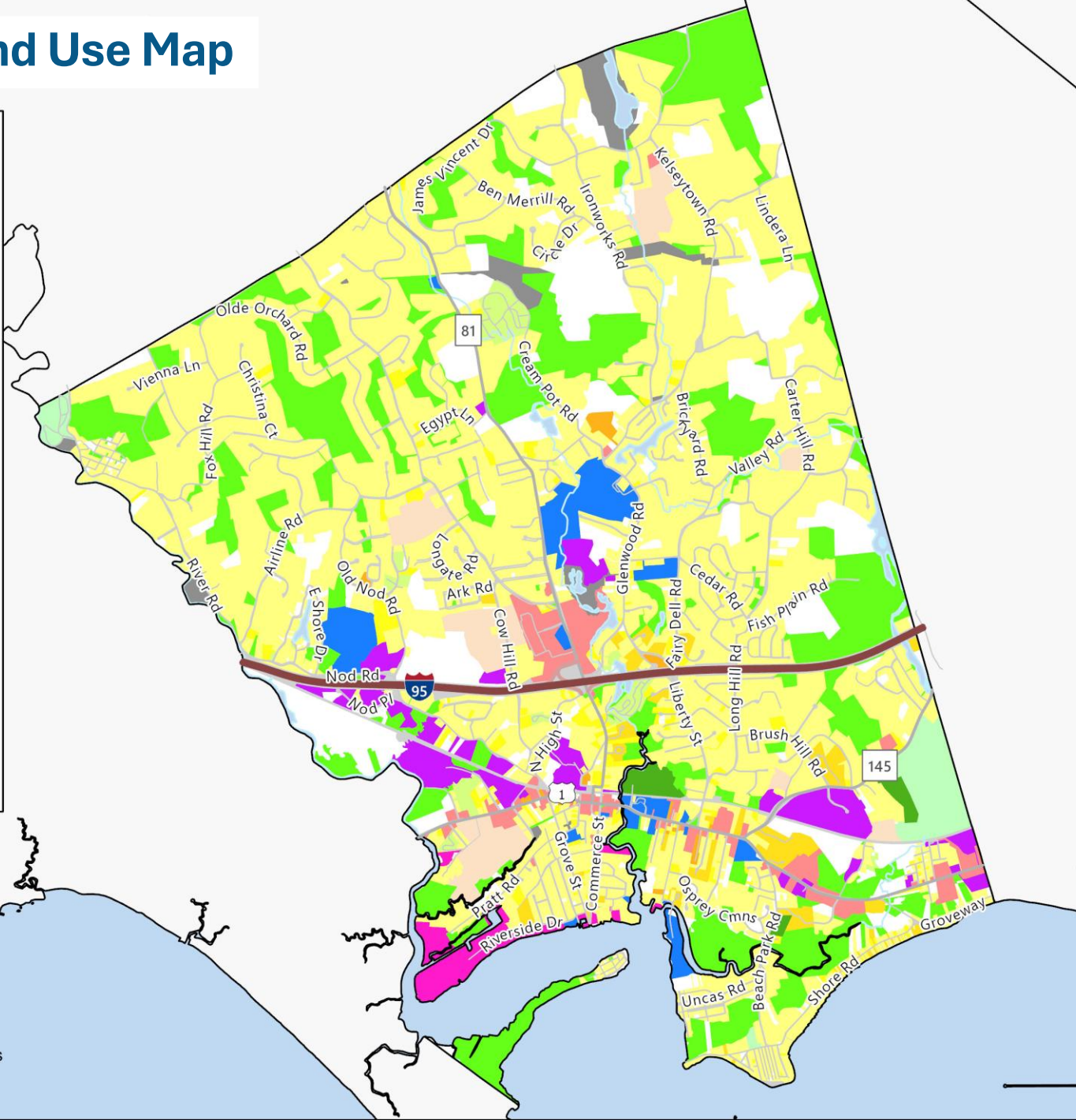
- **Challenge:** Balancing the preservation and health of natural resources versus development and progress can be challenging in light of the housing and other needs previously identified. Residents in Town appreciate and love their natural resources, but desire new housing choices and economic development 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

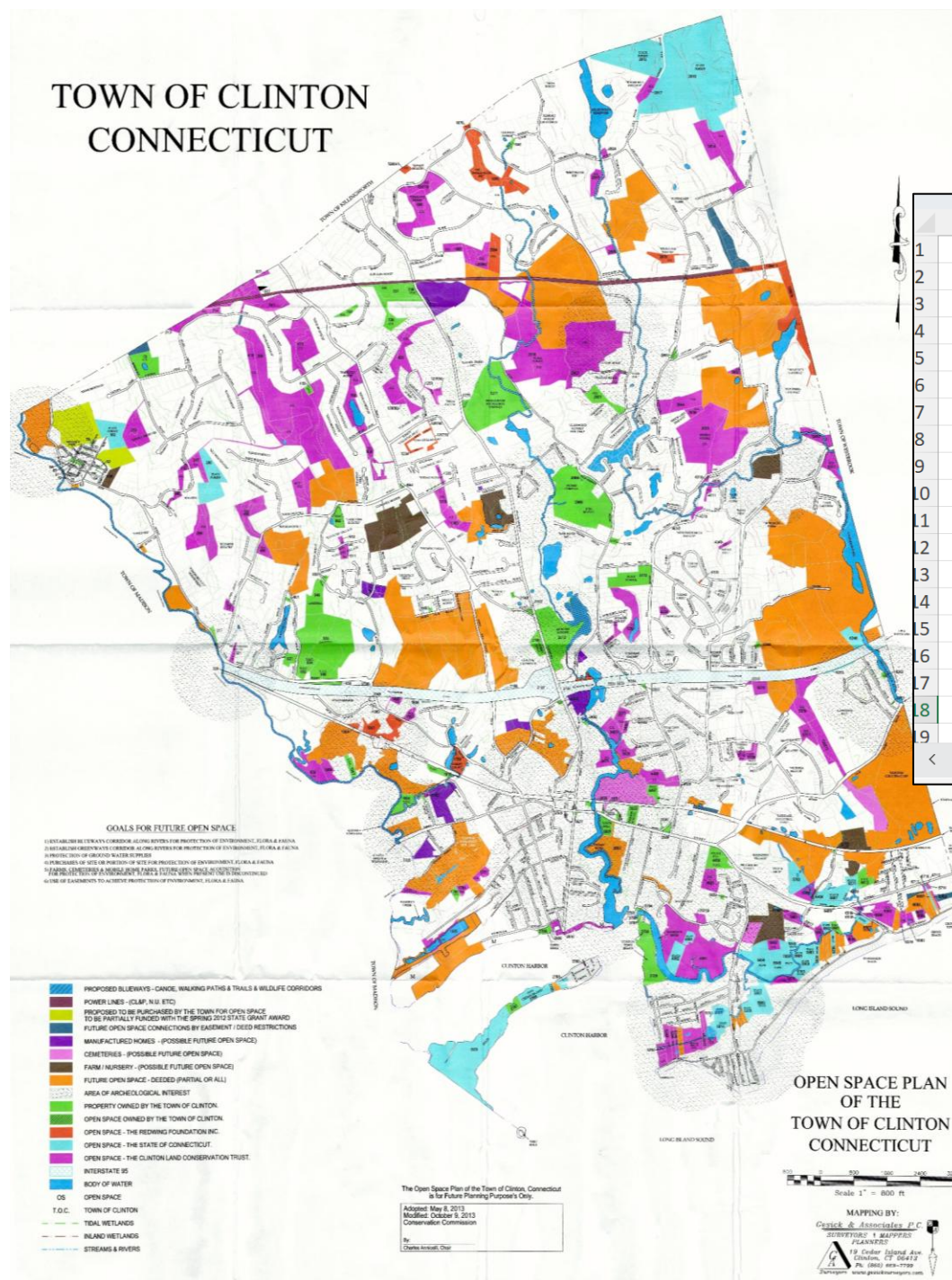


East Main Street Pollinator Garden

- 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

TOWN OF CLINTON CONNECTICUT

Open Space Map from 2013



	D	E	F	G	H
1	Date_Recorded	MBL	Unique_Parcel_ID	Property_Name	Owner
2					
3	9/23/2015	03/ 2/ 1/ /	W0598900	River Rd	Clinton Land Trust
4	9/23/2015	03/ 2/ 69/ /	L0353800	Ridgeway Rd	Clinton Land Trust
5	9/8/2015	03/ 2/ 106/ /	M0366100	Ridgeway Rd	Clinton Land Trust
6	11/9/1989	06/ 2/ B/ /	Z0925900	Olde Orchard Rd	Clinton Land Trust
7	10/30/1992	06/ 2/ OS-1/ /	S0541600	Olde Orchard Rd	Clinton Land Trust
8	7/25/1997	07/ 2/ 11-OS/ /	S0540900	Spencer Hill Rd (REAR)	Clinton Land Trust
9	5/1/1980	07/ 2/ 60/ /	C0631400	Fox Hill Dr	Clinton Land Trust
10	5/1/1980	07/ 2/ 60-A/ /	C0631500	Fox Hill Dr	Clinton Land Trust
11	5/1/1980	07/ 2/ 60B/ /	C0636000	Fox Hill Dr	Clinton Land Trust
12	6/23/1998	08/ 2/ 42/ /	Z0920000	River Rd	Clinton Land Trust
13	9/15/1992	09/ 2/ 29/ /	I0284800	Airline Rd	Clinton Land Trust
14	8/8/1979	09/ 3/ 1/ /	C0633400	167 Nod Rd	Clinton Land Trust
15	8/2/1995	10/ 2/ 13C/ /	H0266315	Cow Hill Rd	Clinton Land Trust
16	6/5/1984	10/ 2/ 15E/ /	C0634500	56 Olde Orchard Rd	Clinton Land Trust
17	10/30/1992	11/ 2/ OS-3/ /	S0542200	Christina Ct (REAR)	Clinton Land Trust
18	6/5/1984	11/ 2/ 15/ C063500/	C0635000	17 Olde Orchard Rd	Clinton Land Trust
19	6/5/1984	11/ 2/ 15D/ /	C0634400	14 Olde Orchard Rd	Clinton Land Trust

Town of Clinton OPEN SPACES Red Wing Foundation OPEN SPACES Clinton Land Trust OPEN SPACES

- The Town completed an open space map in 2013
- The Town maintains an inventory that can be used to support Sustainable CT participation and generally track open space

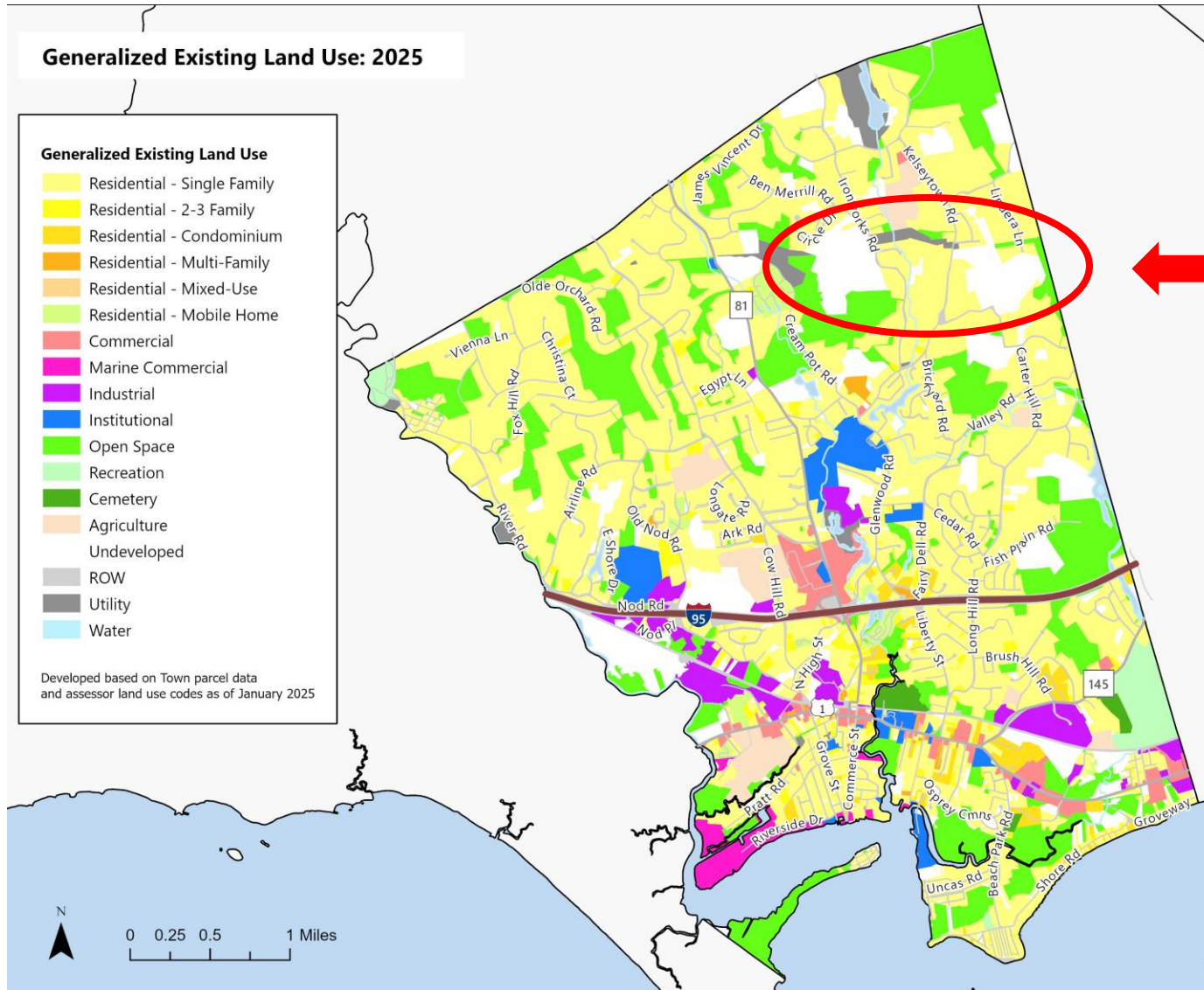
Comparing Open Space Mapping

Generalized Existing Land Use: 2025

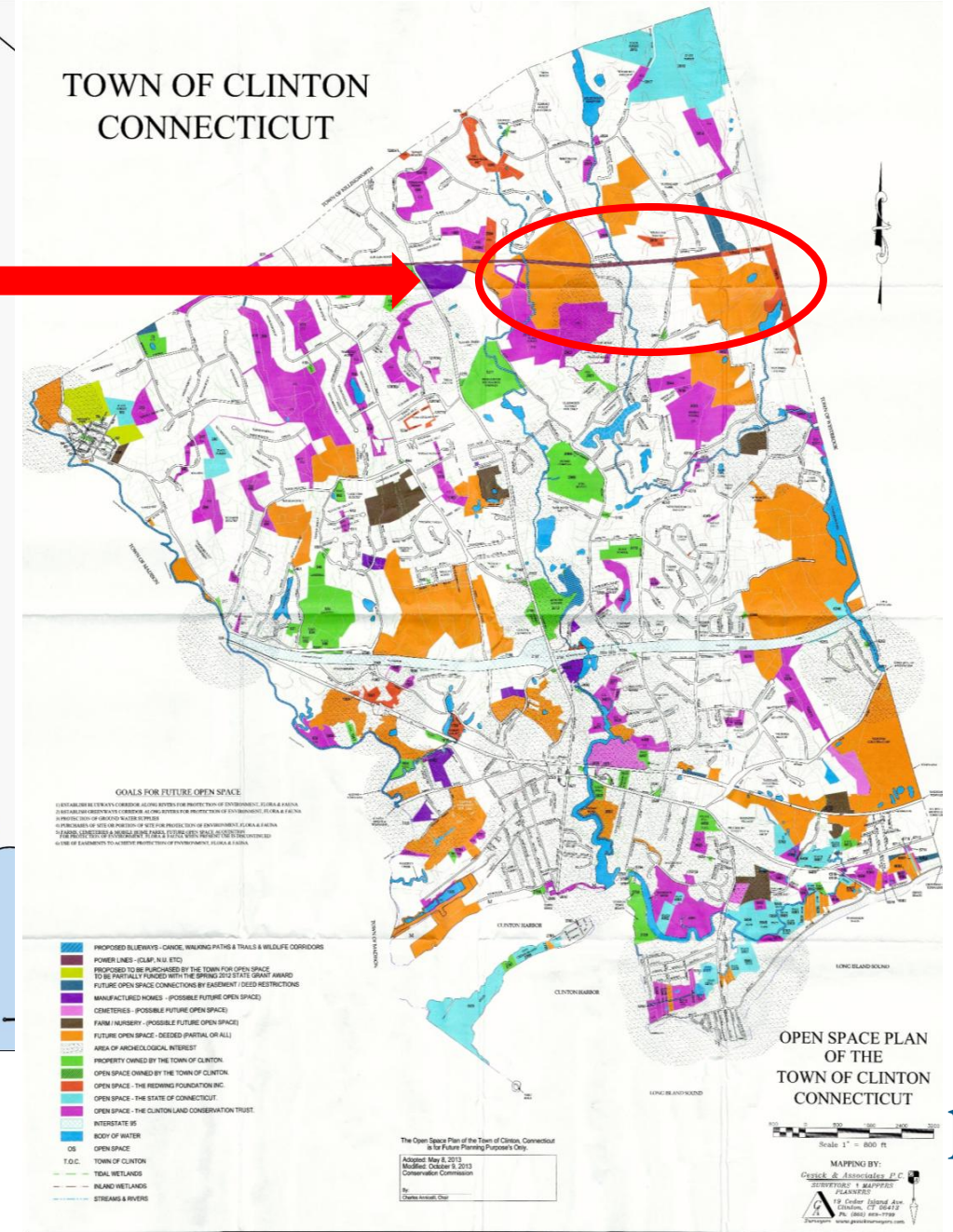
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Developed based on Town parcel data and assessor land use codes as of January 2025



TOWN OF CLINTON CONNECTICUT



Environmental Resources of Importance

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

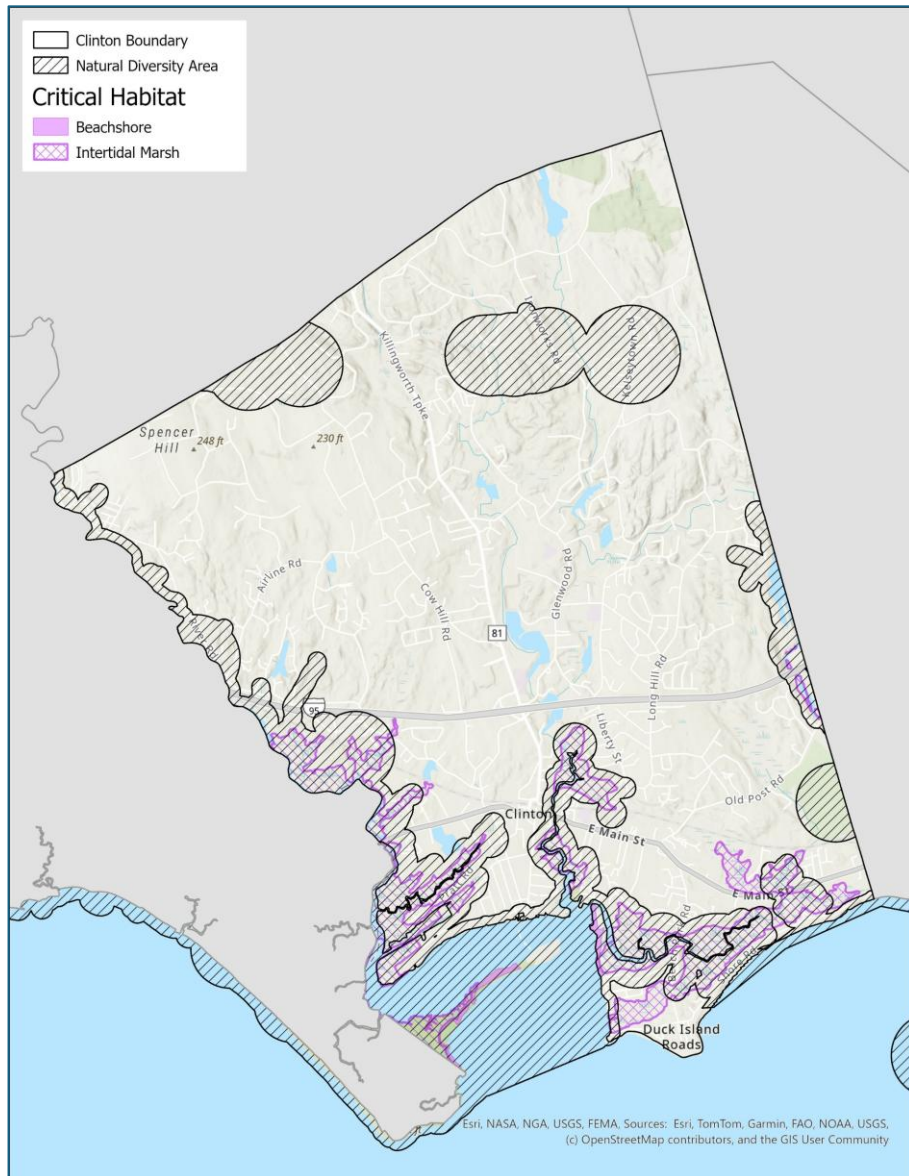
- Natural Diversity Data Base (NDDDB)
 - ✓ Endangered, threatened, and special concern species
- Hydrologic and coastal resources
- Floodplains
- Soils and geology



Open Spaces:

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

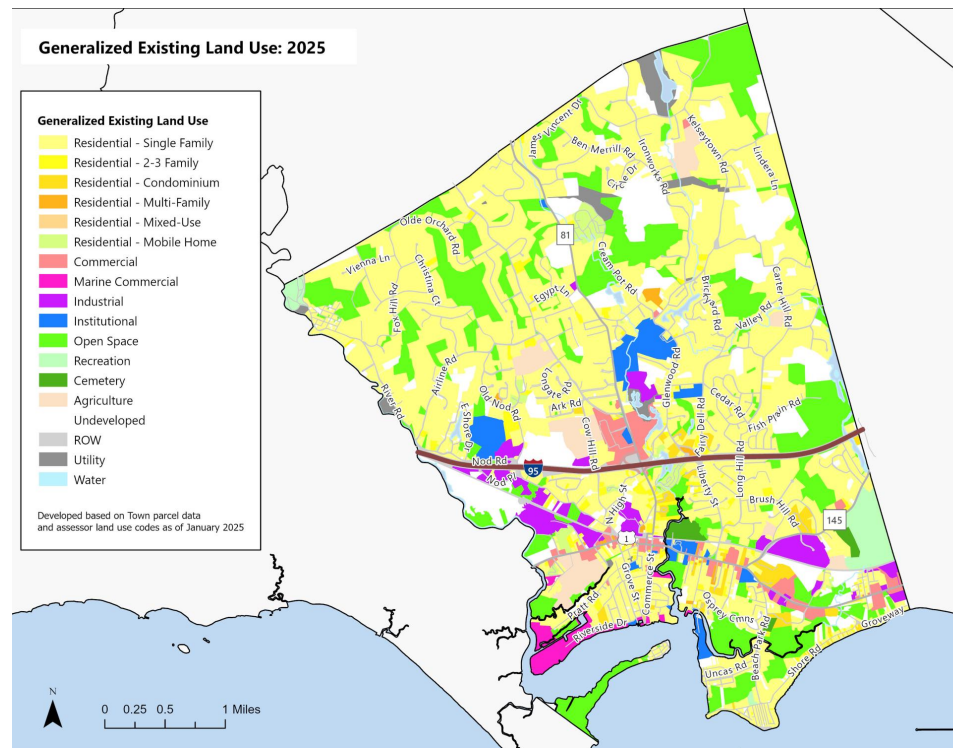
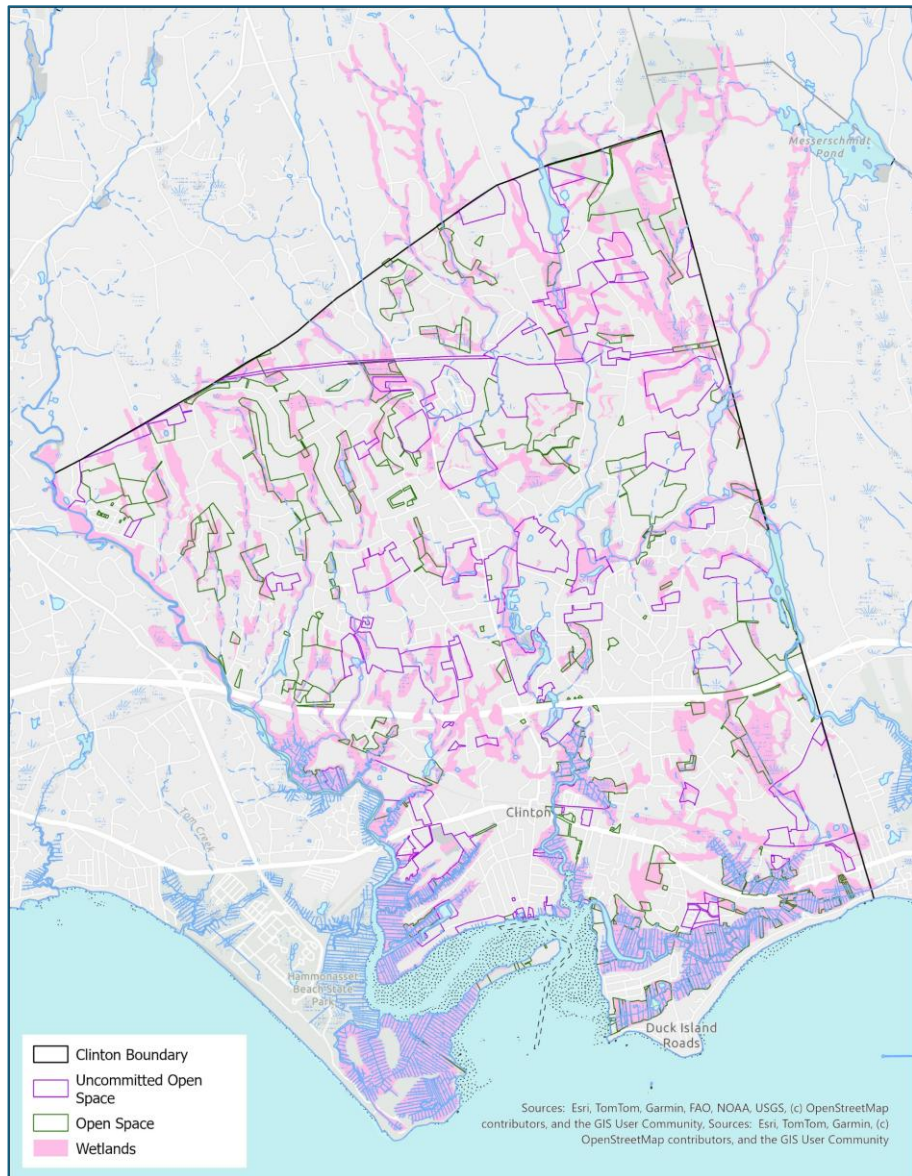
Natural Diversity Data Base



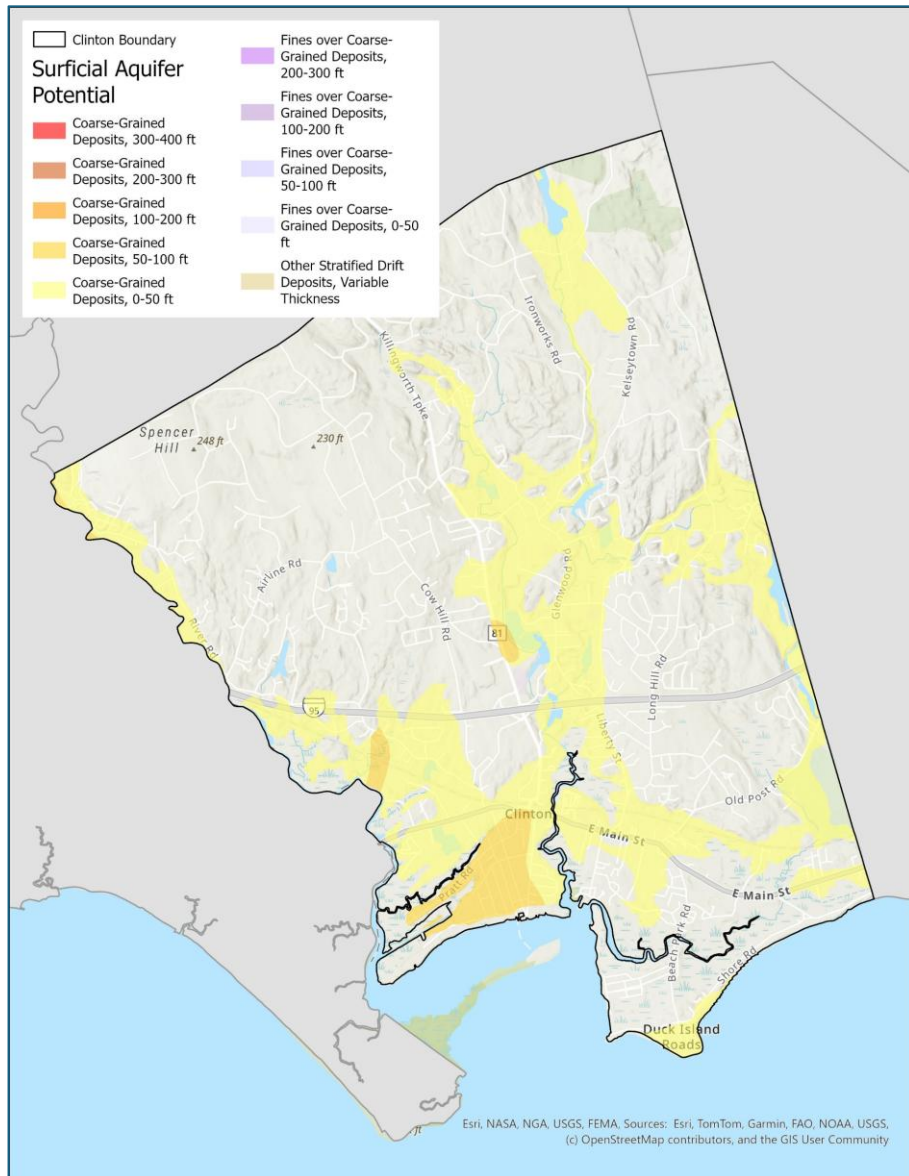
- General locations or “blobs” on the mapping indicate generalized area of known species presence.
- Maps were originally developed to aid in land use planning.
- Critical habitats beach, shore, and intertidal marsh
- Areas primarily coincide with coastal habitats, Hammonasset River, forested area along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

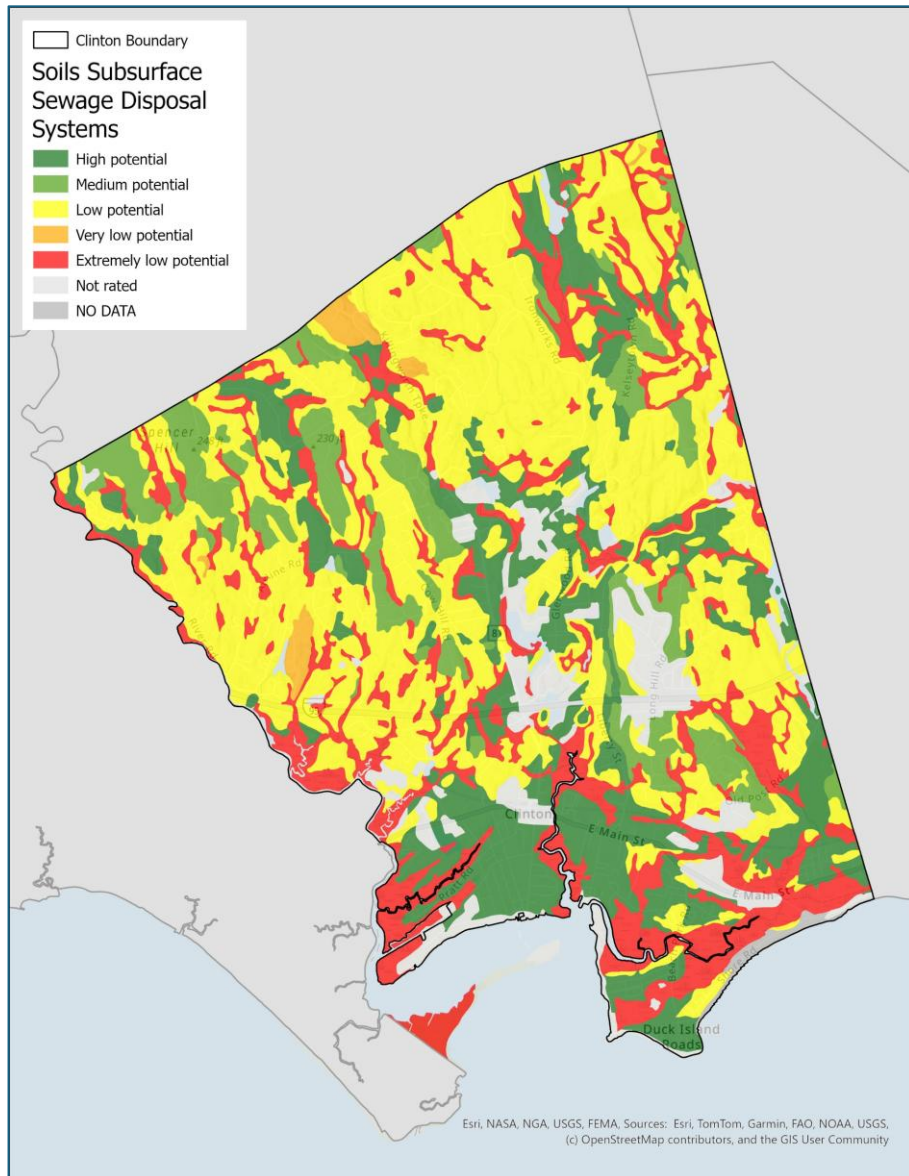


Surficial Geology



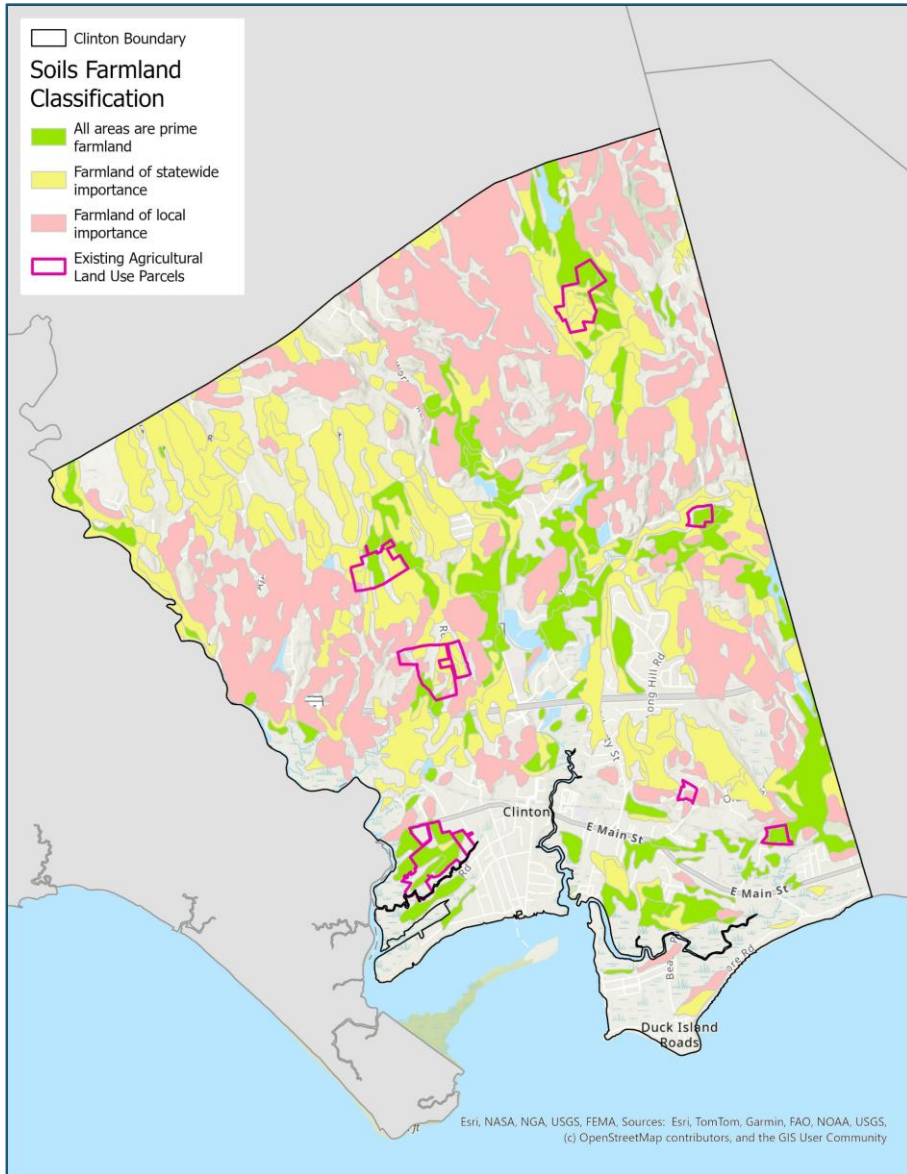
- Coarse grained deposits (yellow, orange, and red) have the highest potential for water storage, withdrawal, and/or infiltration; and are important to water resources management.
- Fine grained deposits have significantly lower yield; these are absent in Clinton according to the mapping.
- Glacial till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

Soils and Subsurface Sewage Disposal



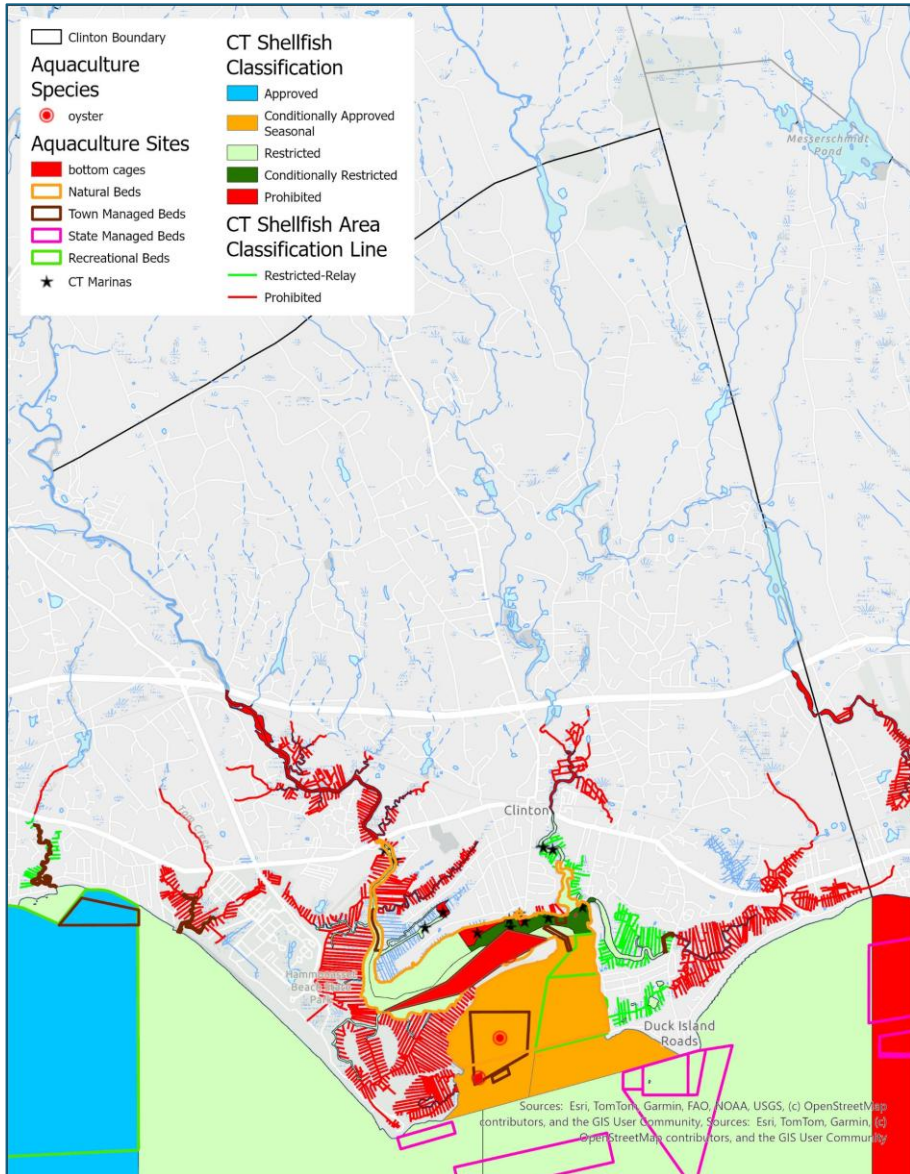
- Similar to surficial geology mapping.
- Green areas have medium to high potential, and are likely most suitable for the construction of a residential subsurface sewage disposal system.
- Yellow, orange, and red areas are less suitable for a system.

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.

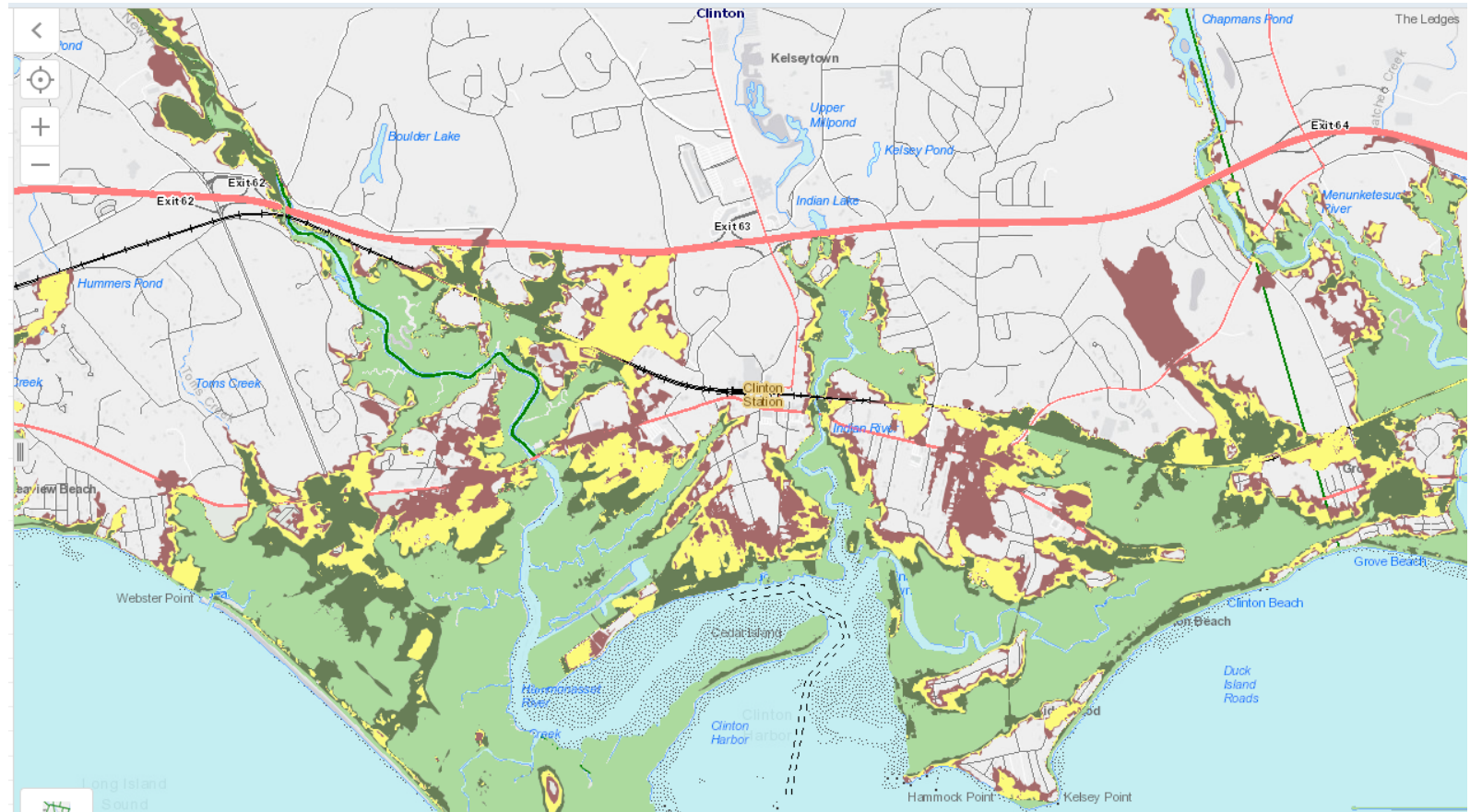
Productive Waters: Aquatic Resources



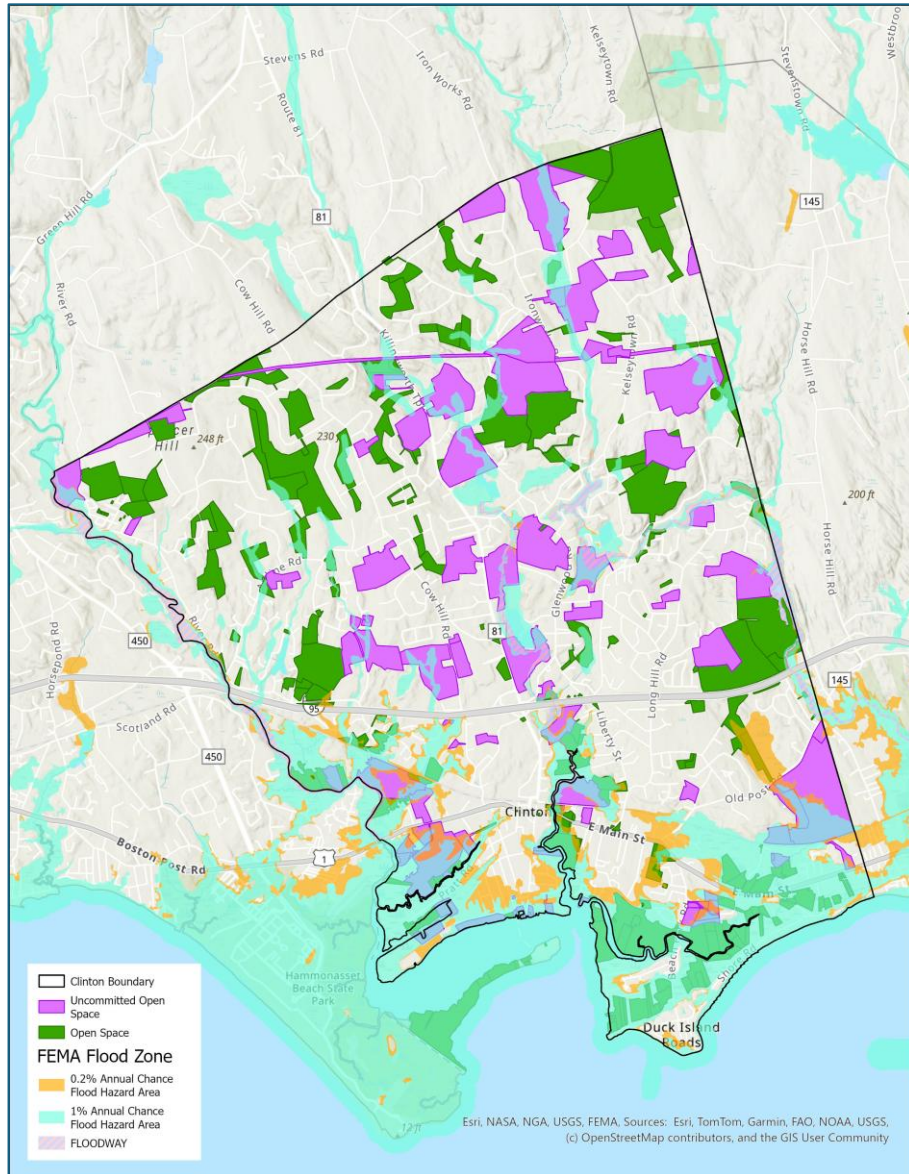
- We looked at this in the coastal management session.
- “Bottom cage” sites and oyster beds are the primary operations and beds identified in Clinton by DEEP.
- The statuses are:
 - ✓ Prohibited, restricted, and conditionally restricted along the inner harbor
 - ✓ Conditionally approved on a seasonal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

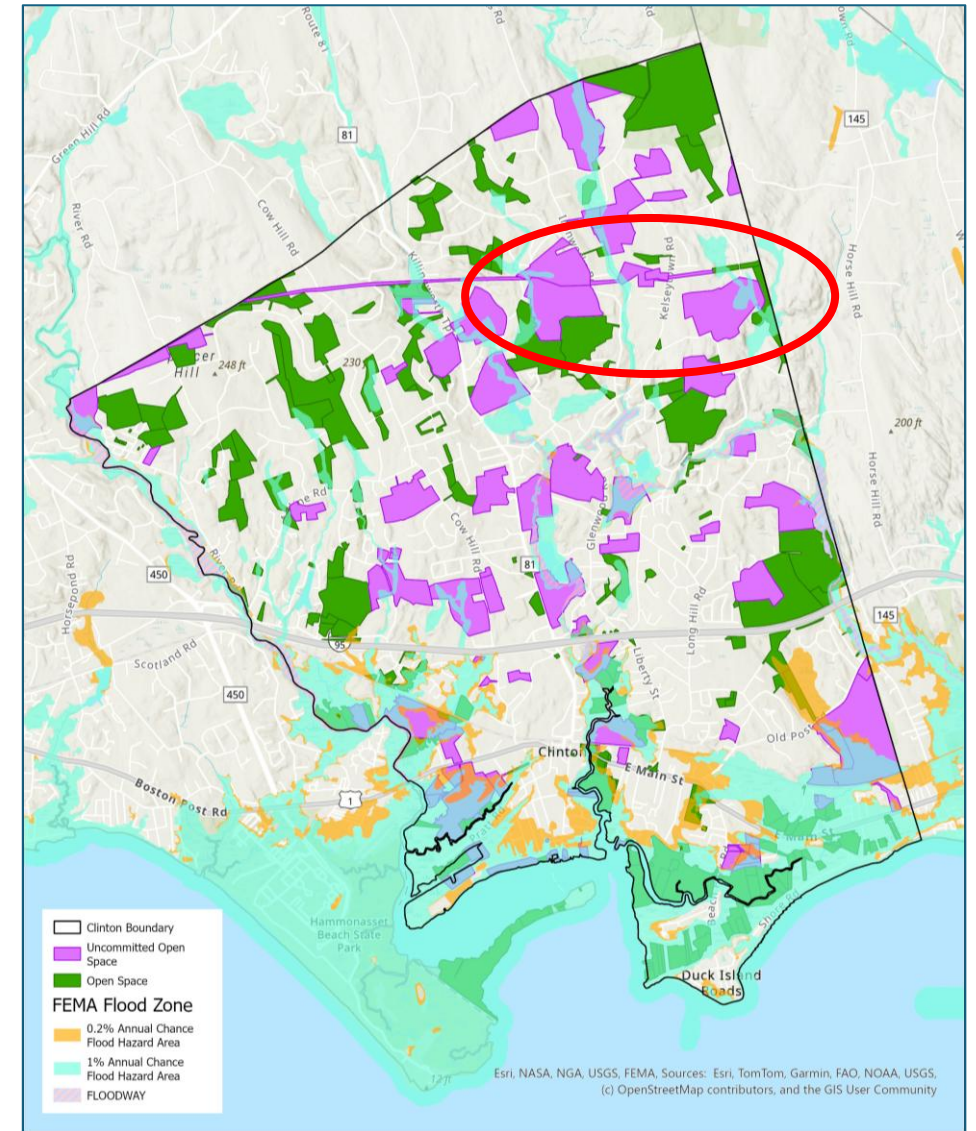
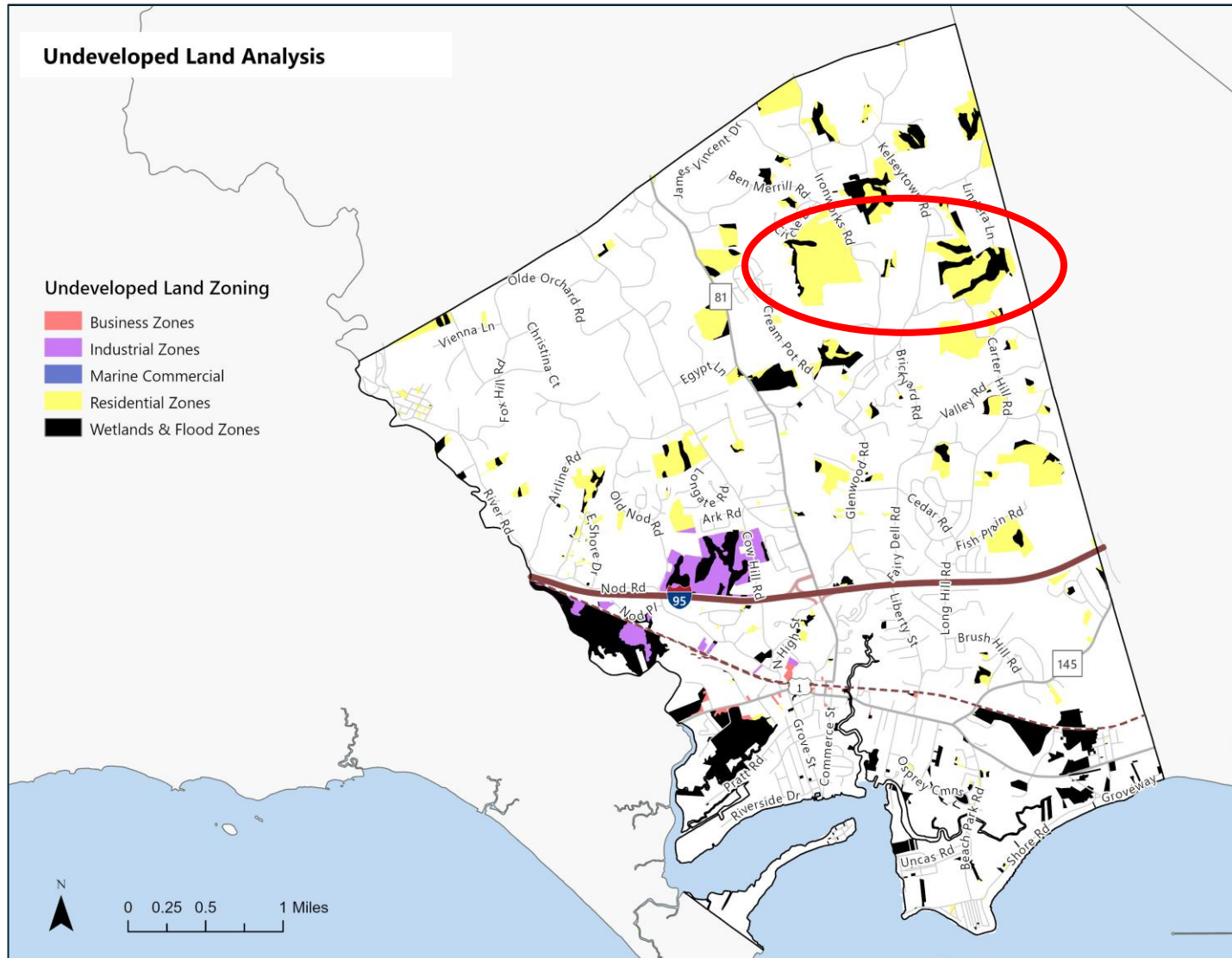


FEMA Flood Zones & Open Space



- 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

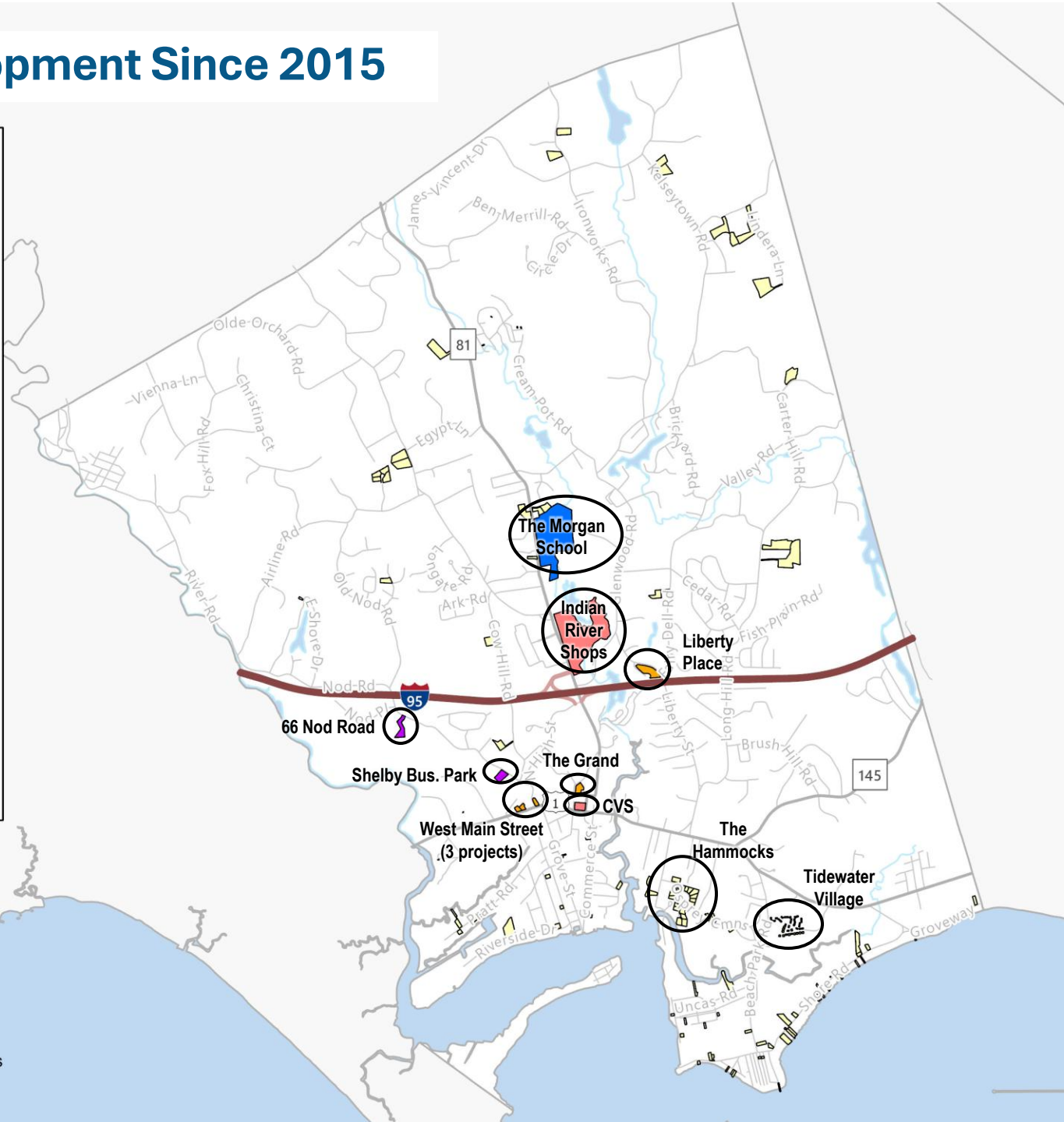


Recall: Development Since 2015

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

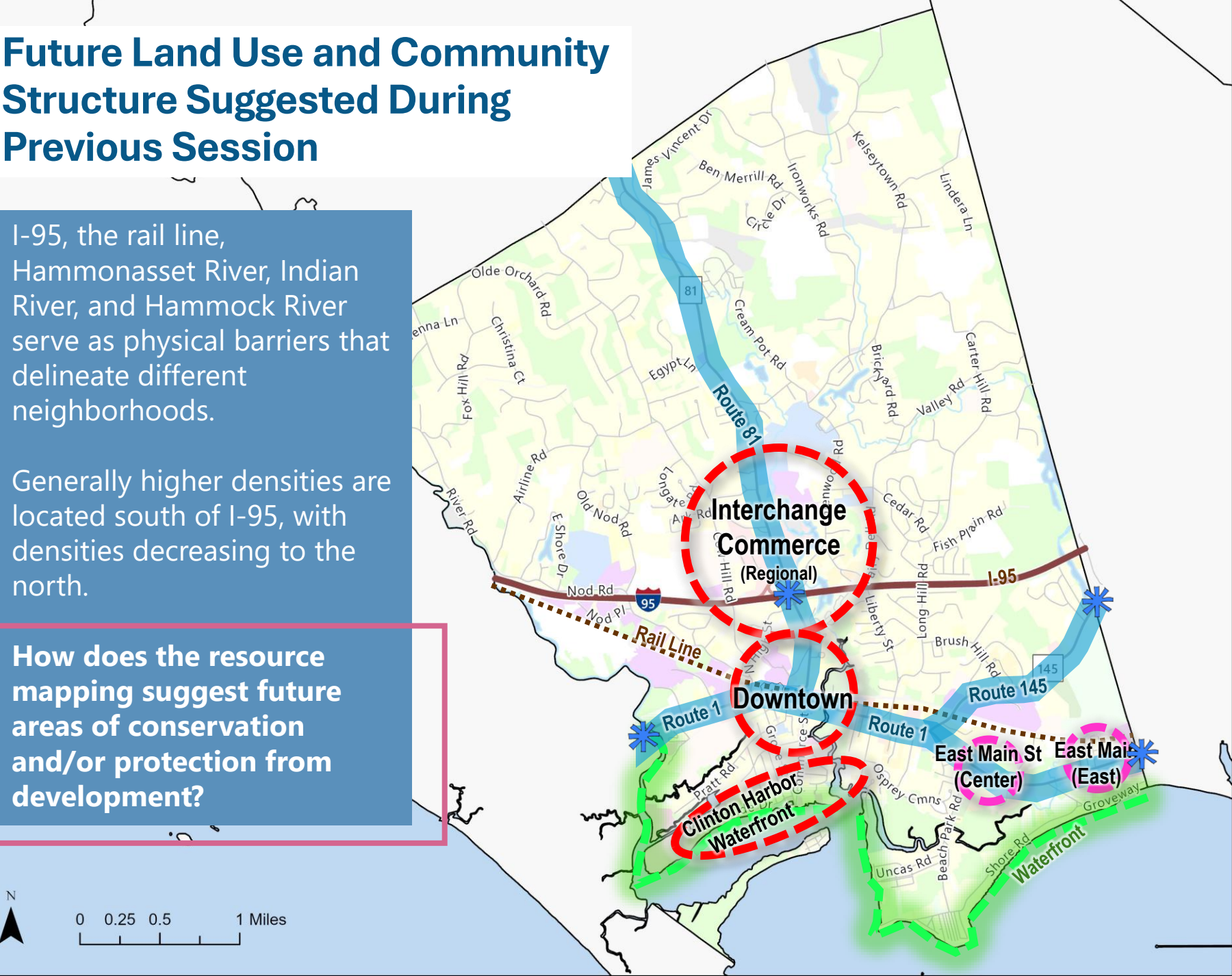
In addition to the major projects listed above, there have been numerous scattered infill developments and small subdivisions that have occurred over the last decade

Future Land Use and Community Structure Suggested During Previous Session

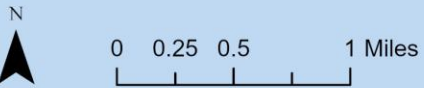
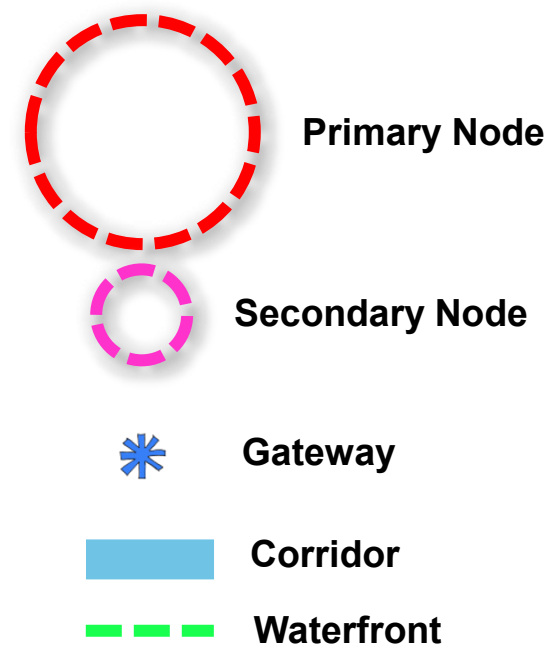
I-95, the rail line, Hammonasset River, Indian River, and Hammock River serve as physical barriers that delineate different neighborhoods.

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





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.

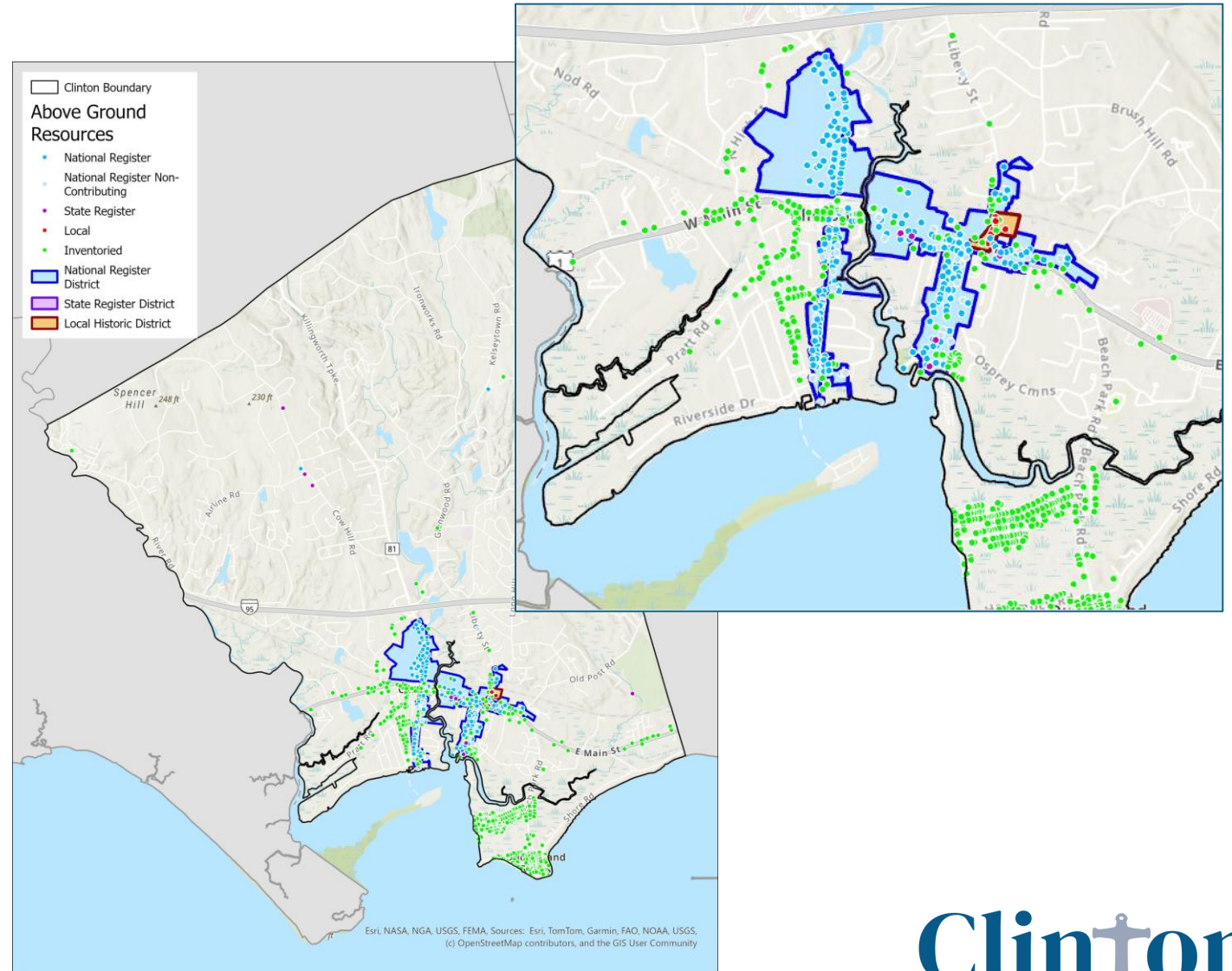
Did You Know?

- 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

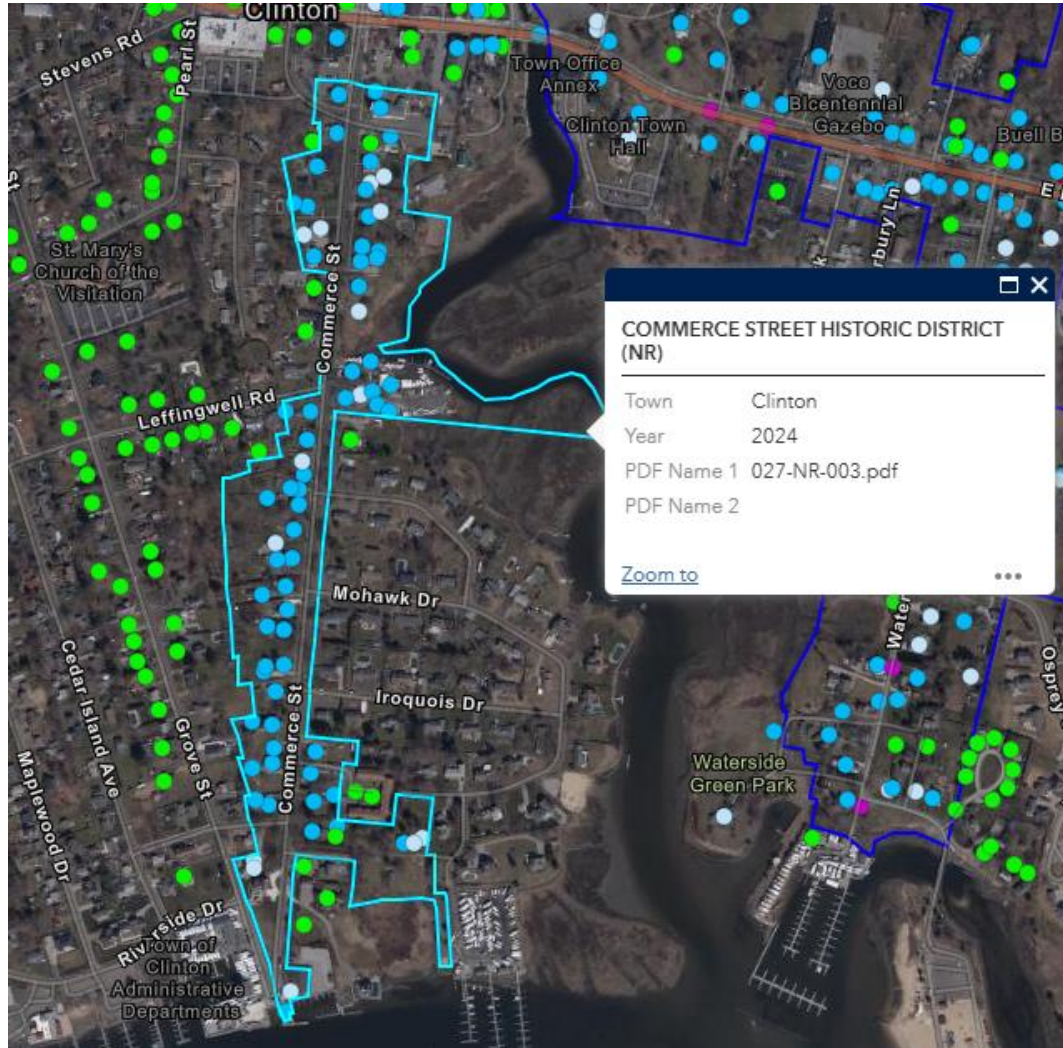


In general, a resource needs to be >50 years old and meet other criteria to be considered historic

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

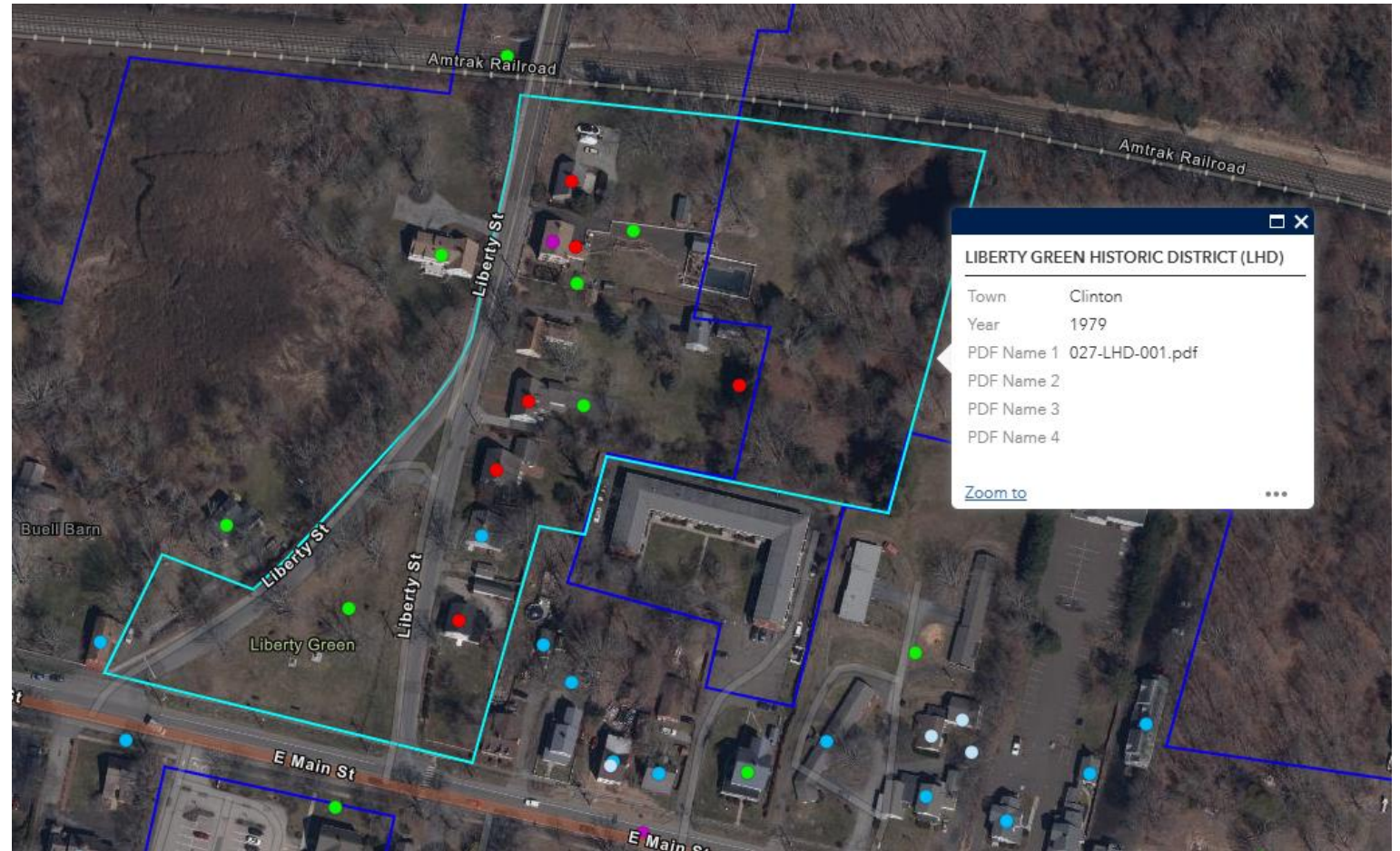


In general, a resource needs to be >50 years old and meet other criteria to be considered historic

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

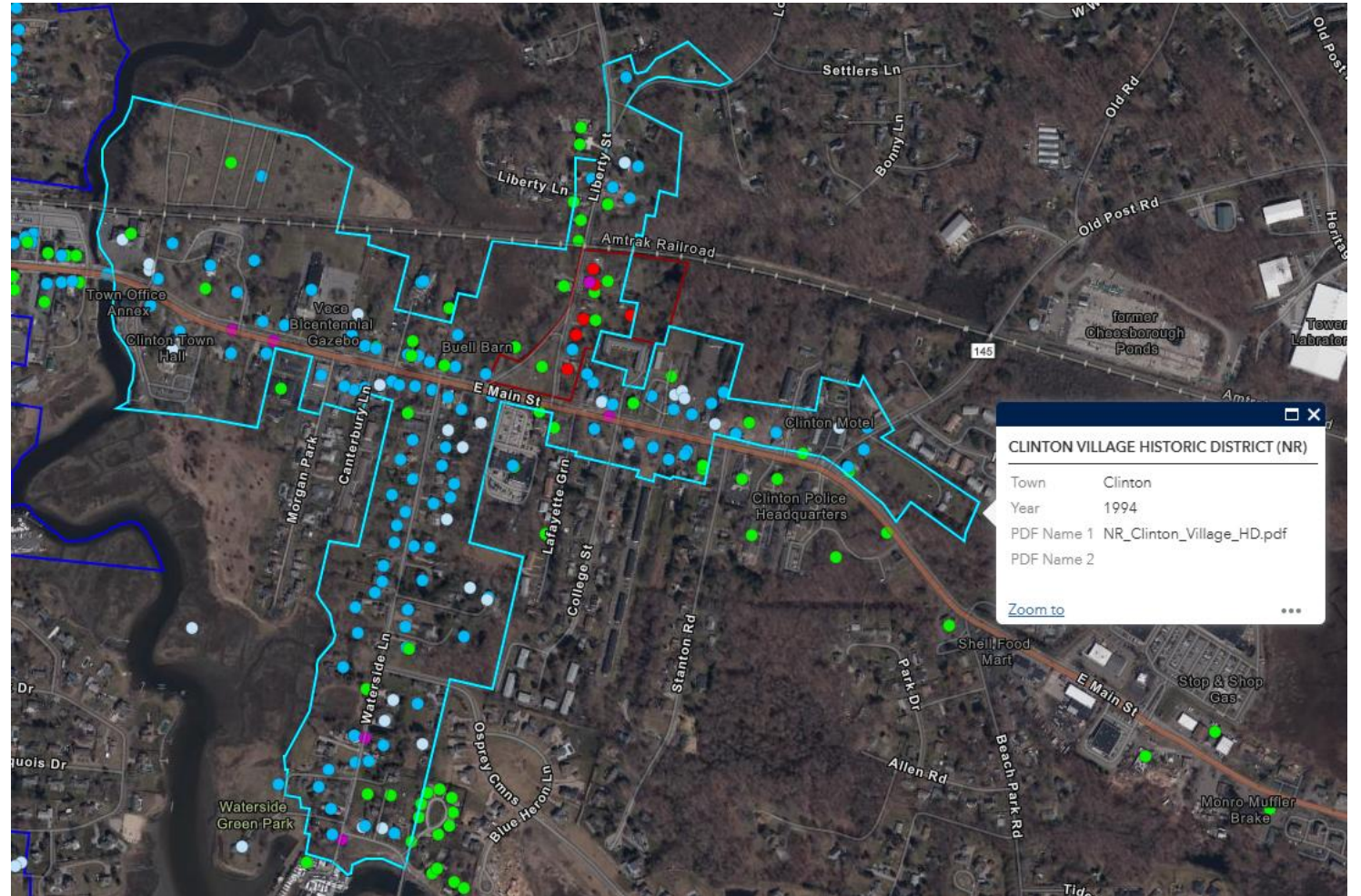


In general, a resource needs to be >50 years old and meet other criteria to be considered historic

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

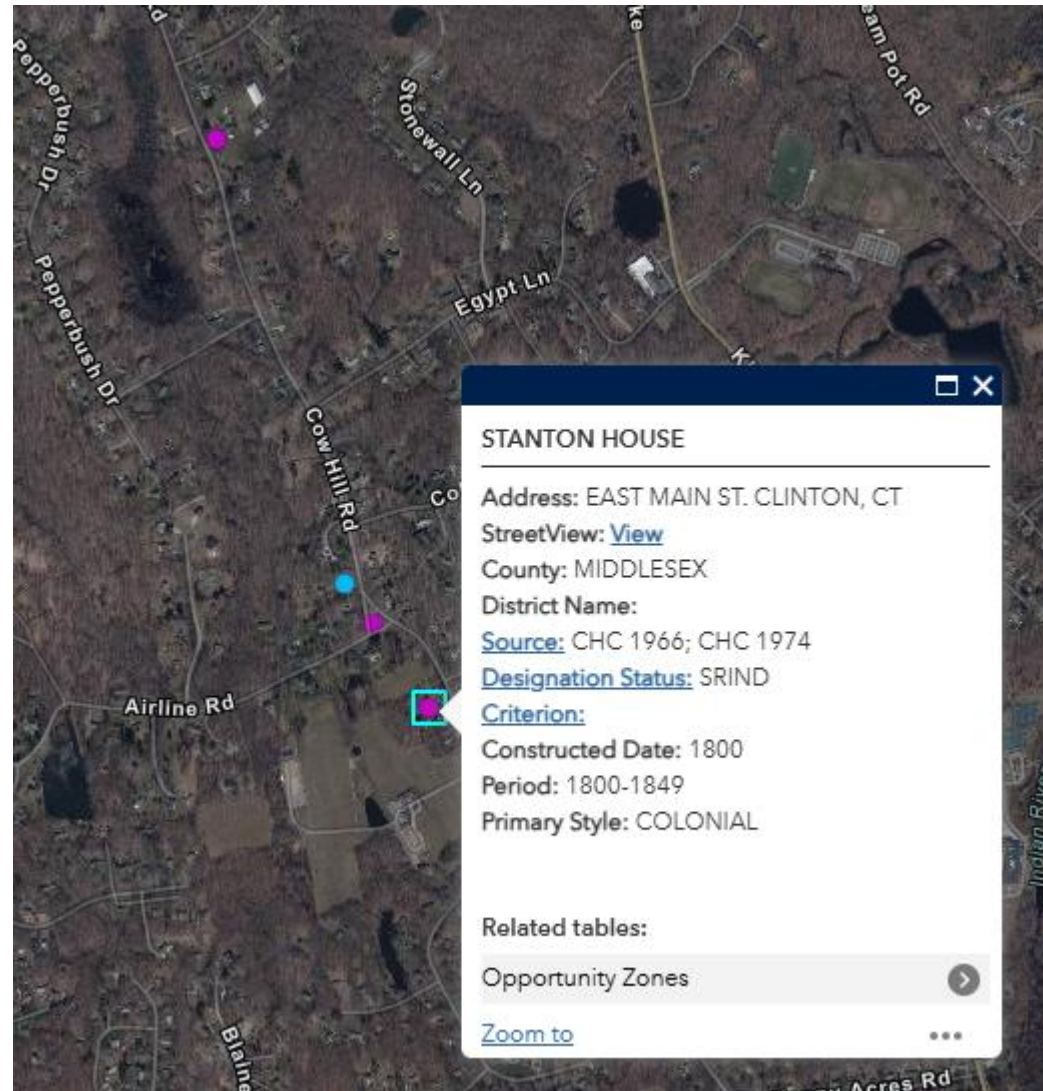


In general, a resource needs to be >50 years old and meet other criteria to be considered historic

Other Concentrations of Resources

Cow Hill Road

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

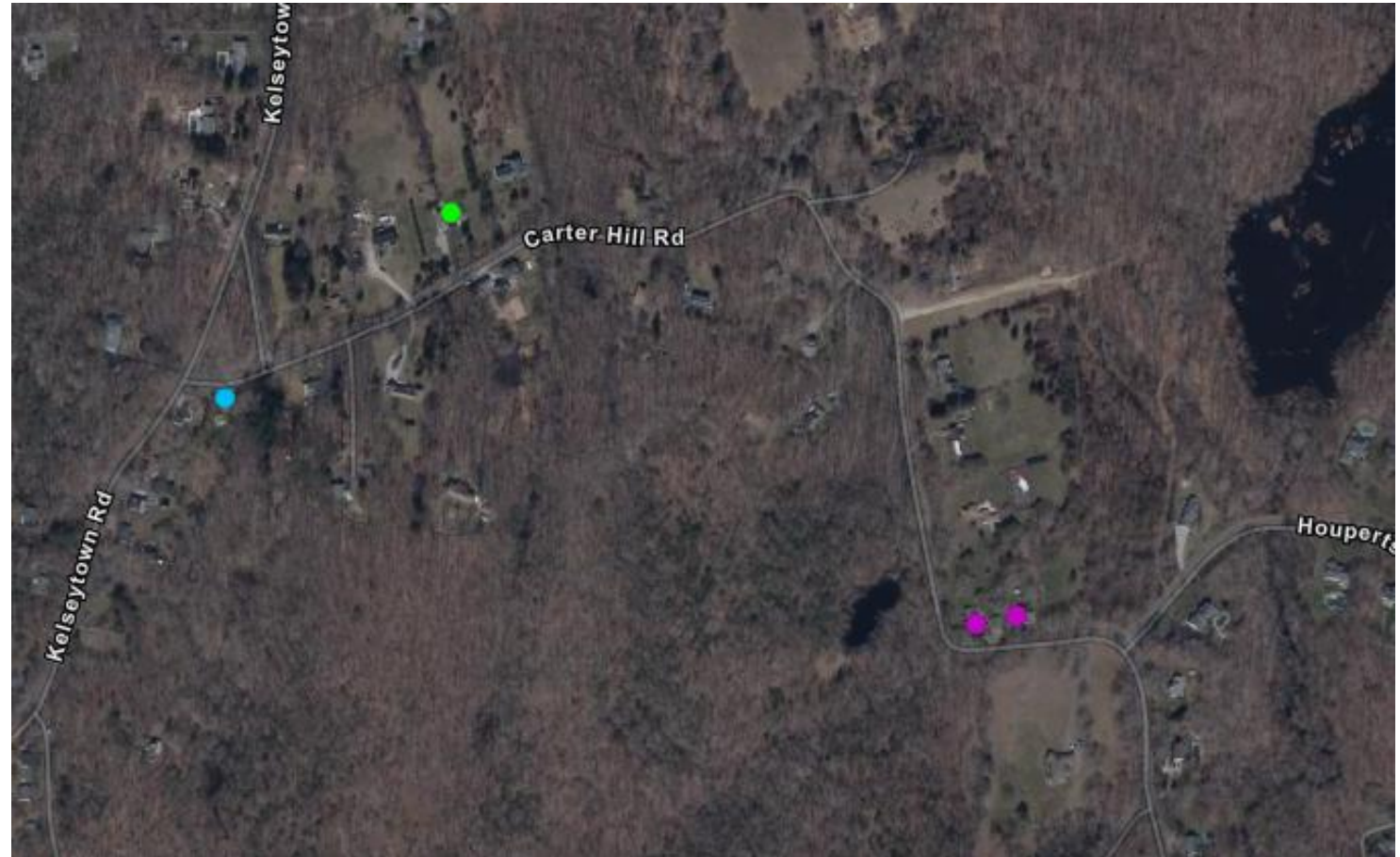


In general, a resource needs to be >50 years old and meet other criteria to be considered historic

Other Concentrations of Resources

Carter Hill Road

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

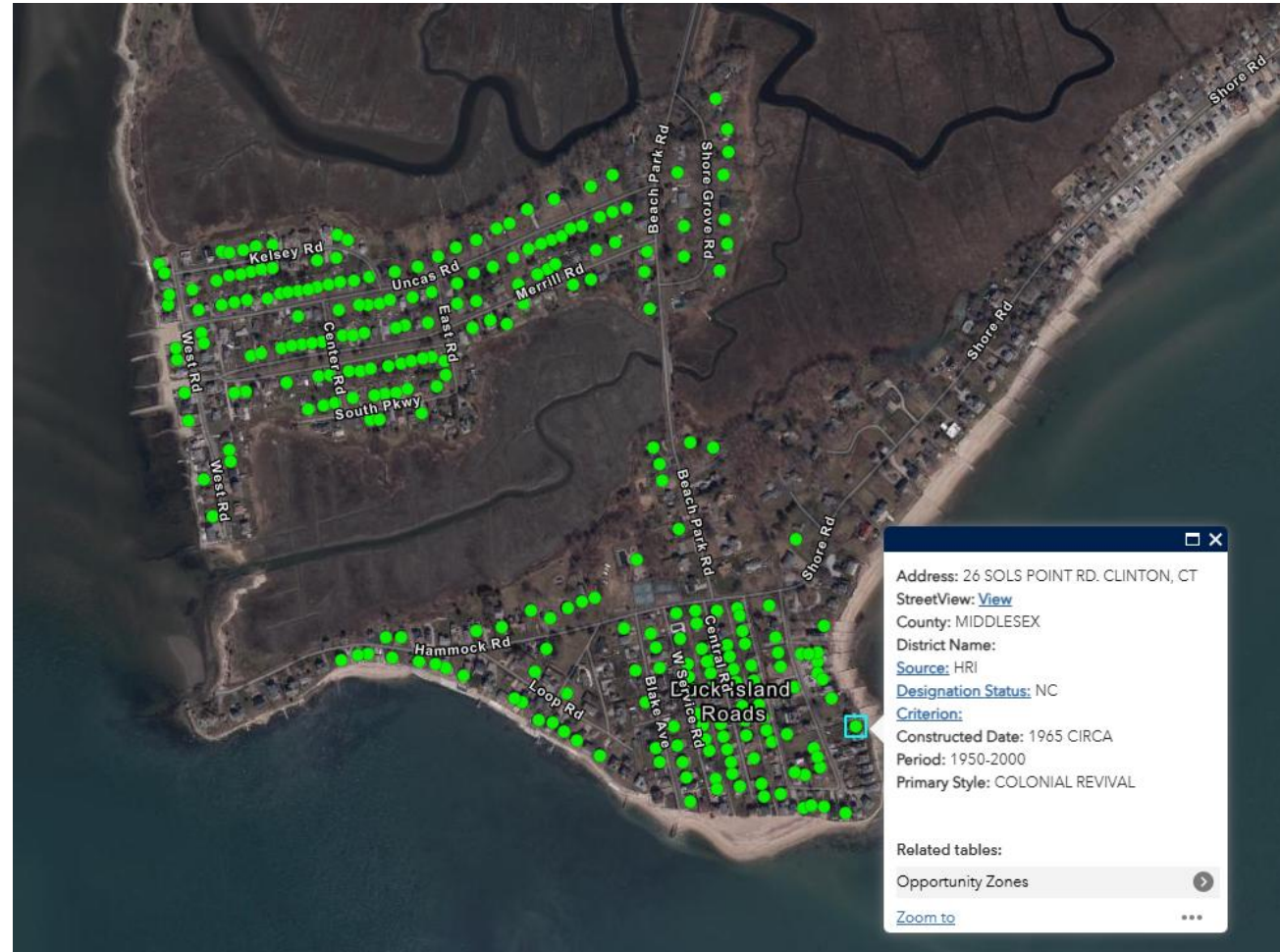


In general, a resource needs to be >50 years old and meet other criteria to be considered historic

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

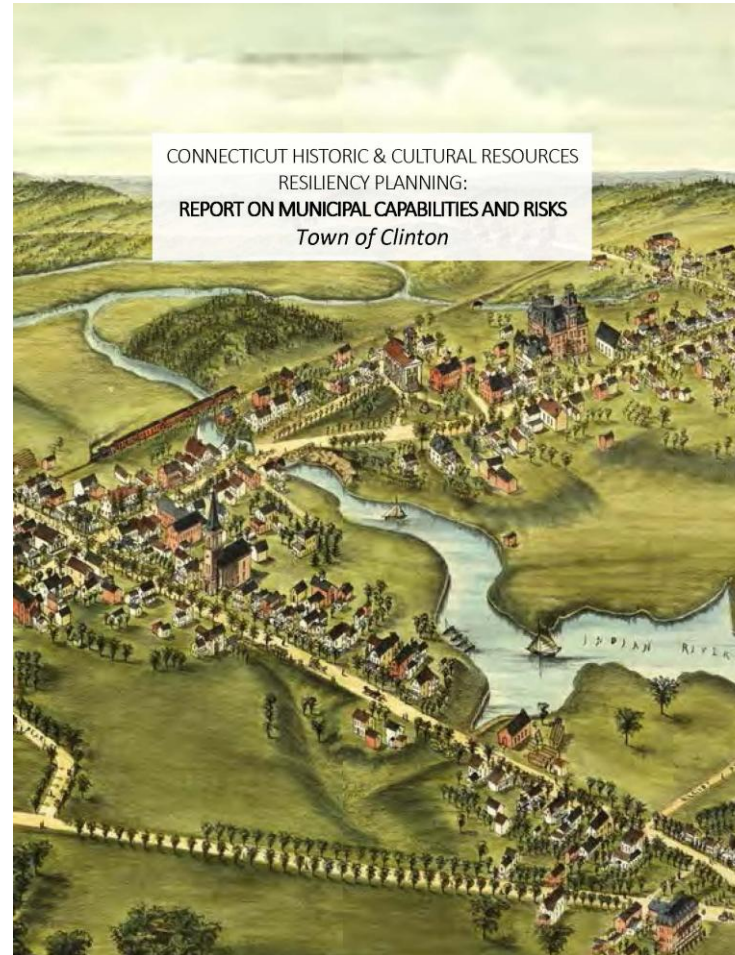


- Downtown
- Grove Street corridor
- East Main Street
- And others here and there!

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



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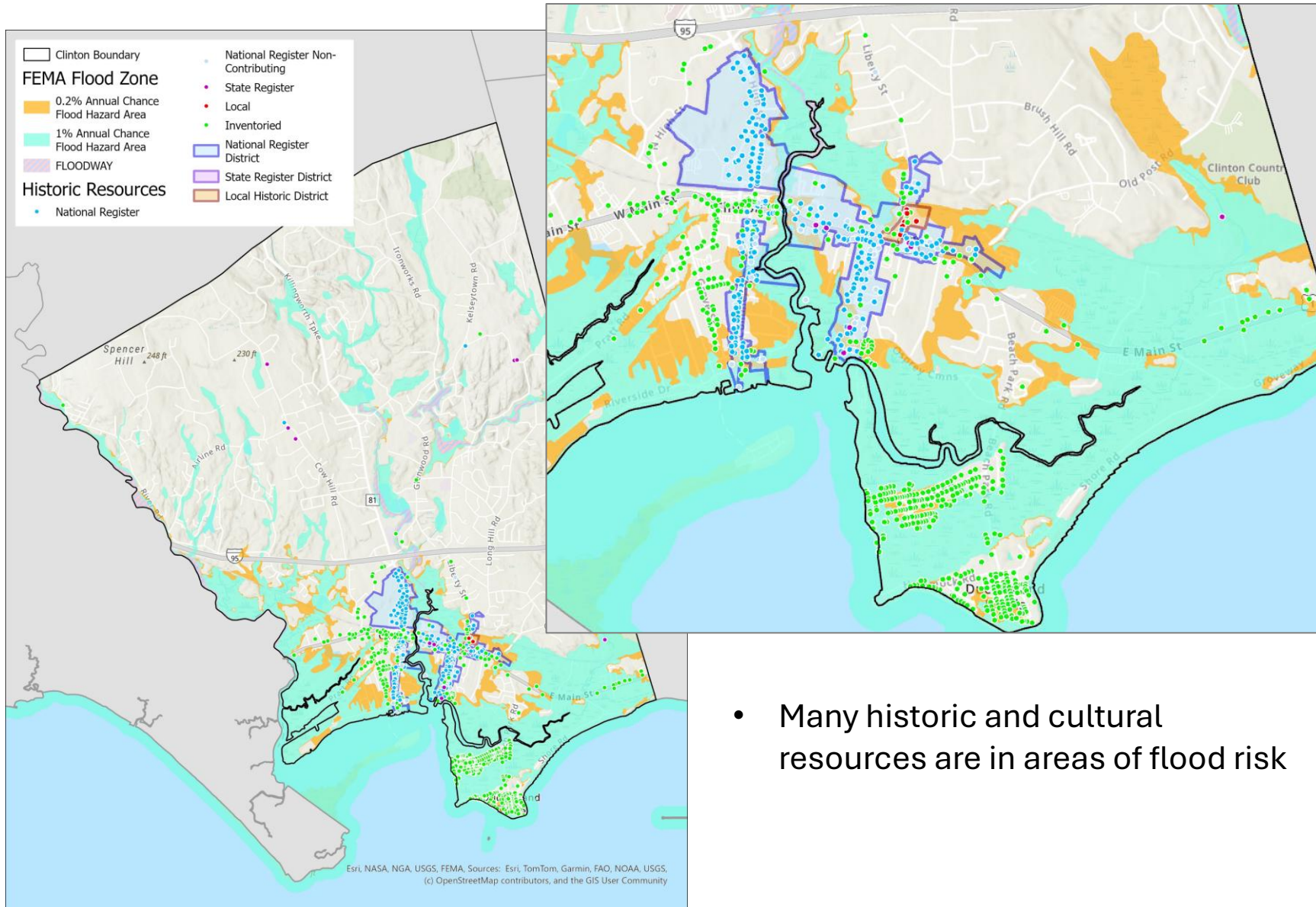
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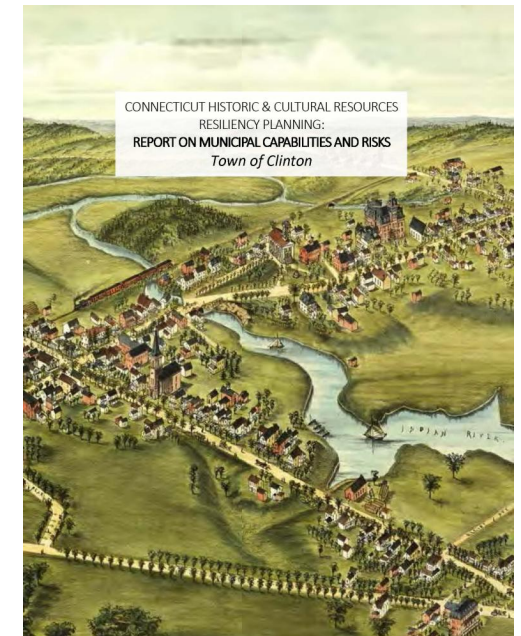
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Cover: Clinton, CT 1881. O.H. Bailey & Co. www.shop.old-maps.com

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



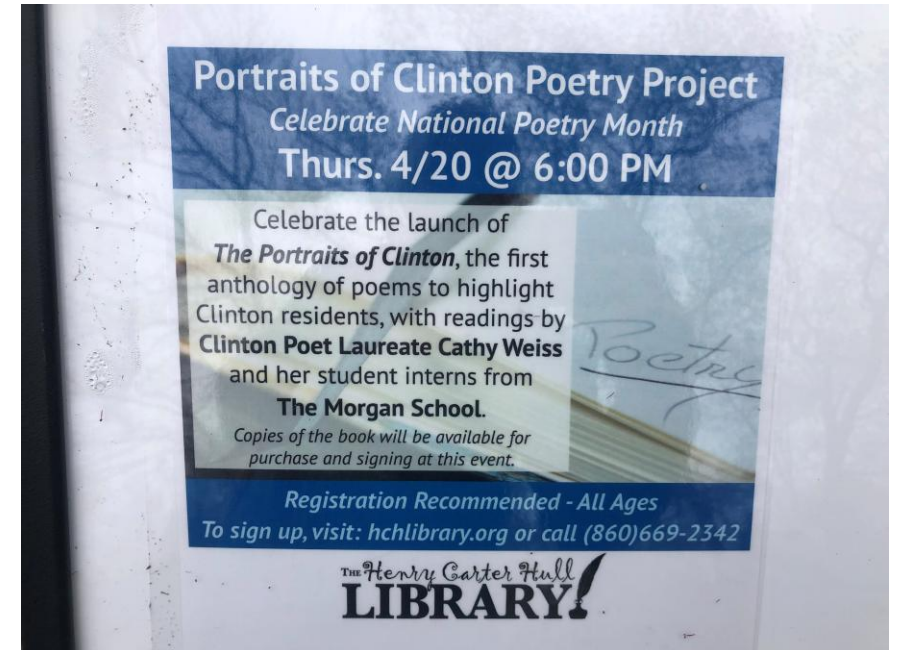
Clinton Arts Council Mission Statement (2019)

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.

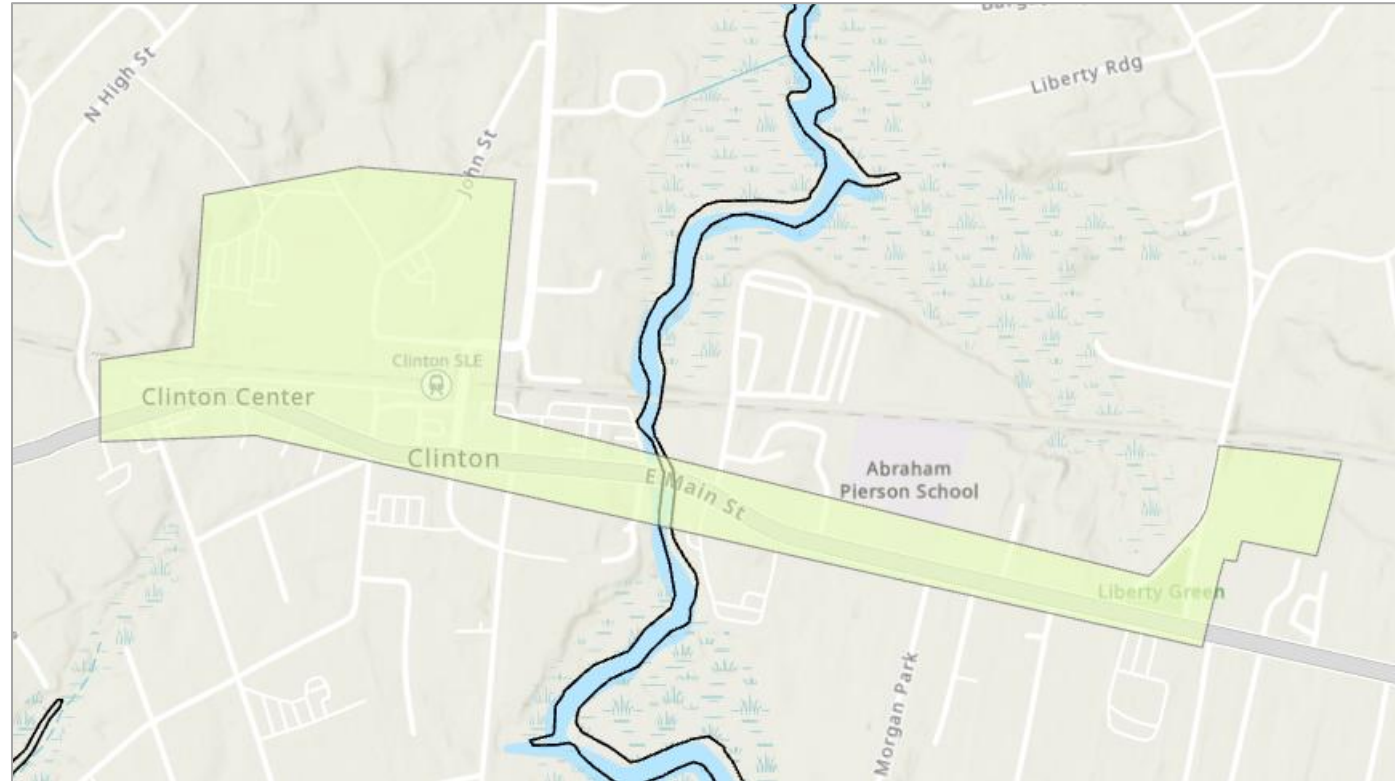
Scherban made a motion, seconded by Sengle to appoint the First Selectman as the liaison to the Arts District Board. The motion was unanimously approved.

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

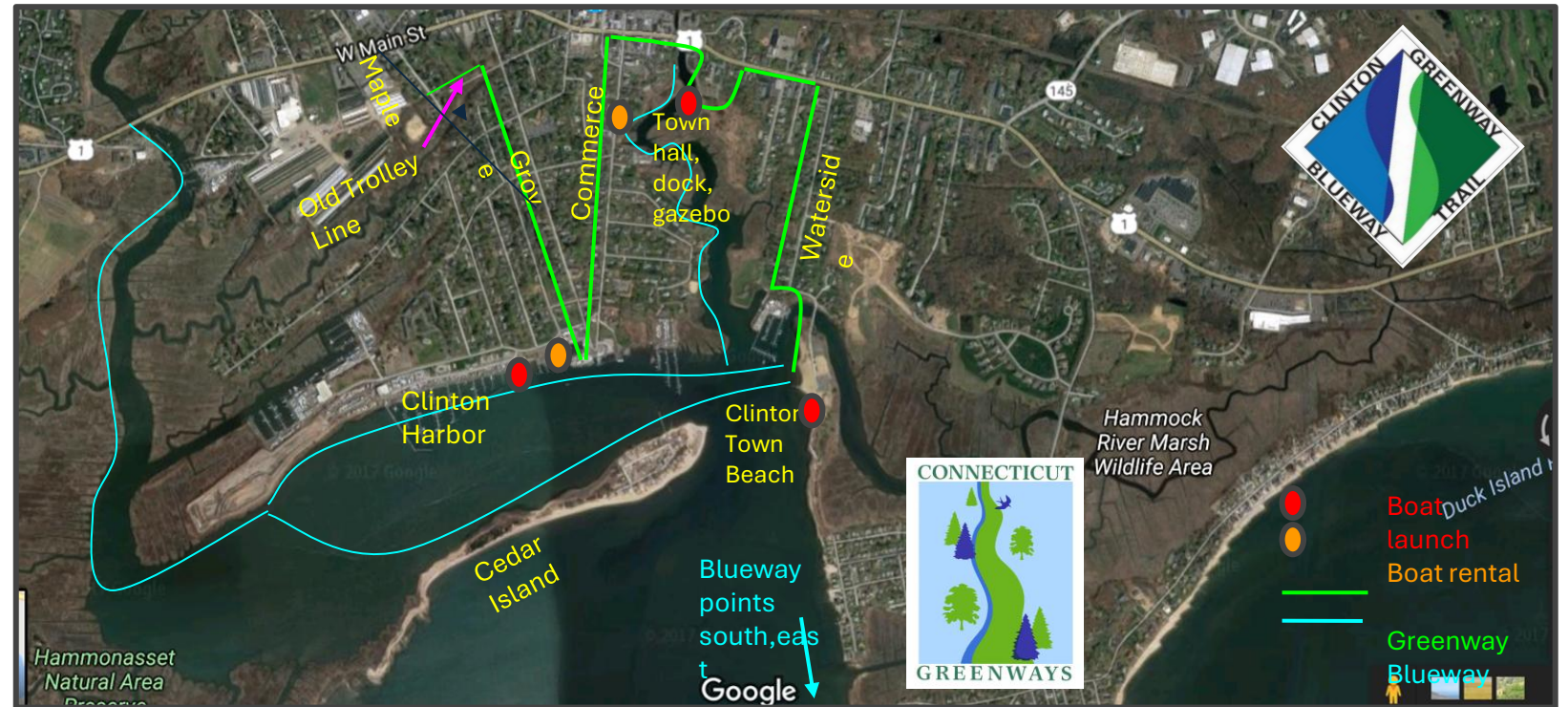
What Have We Heard? Residents are Supportive.

- 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



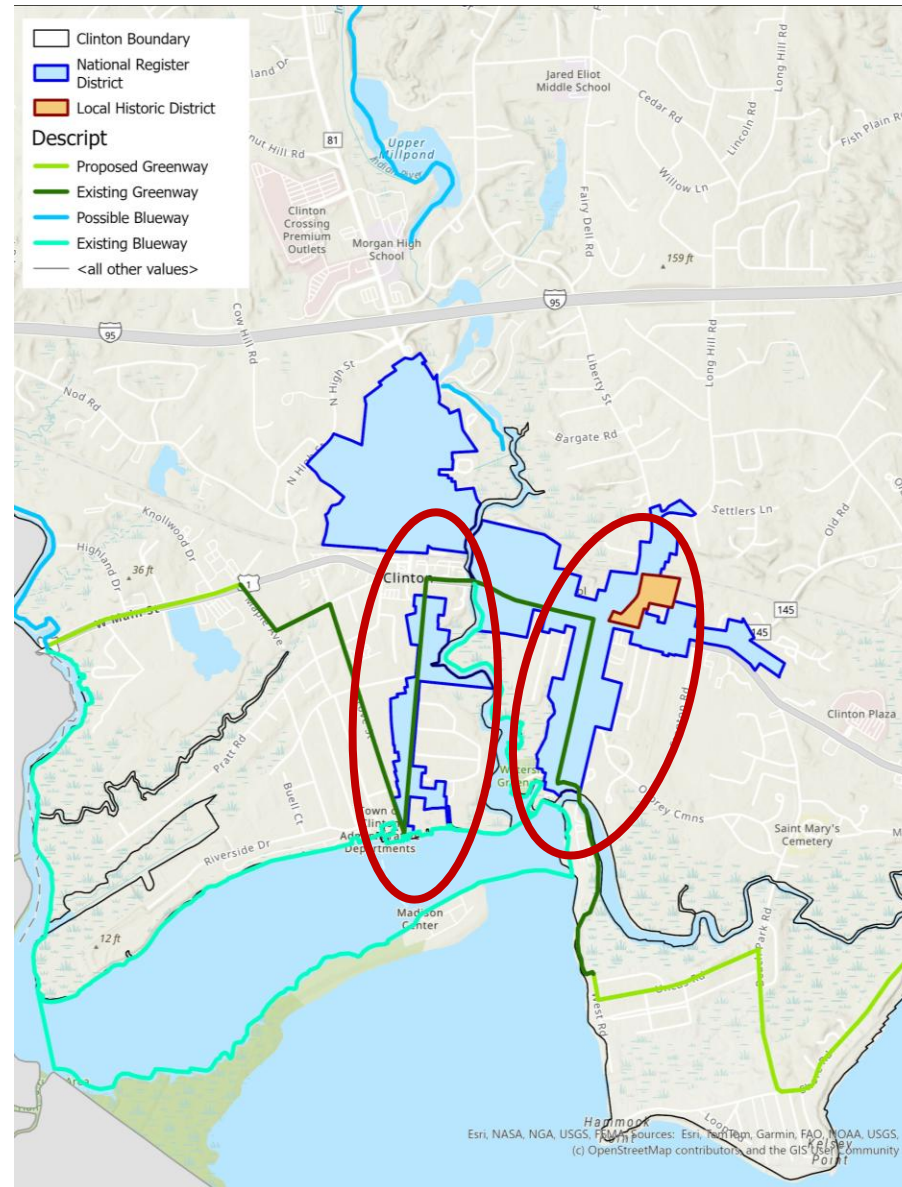
Clinton and the Arts

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

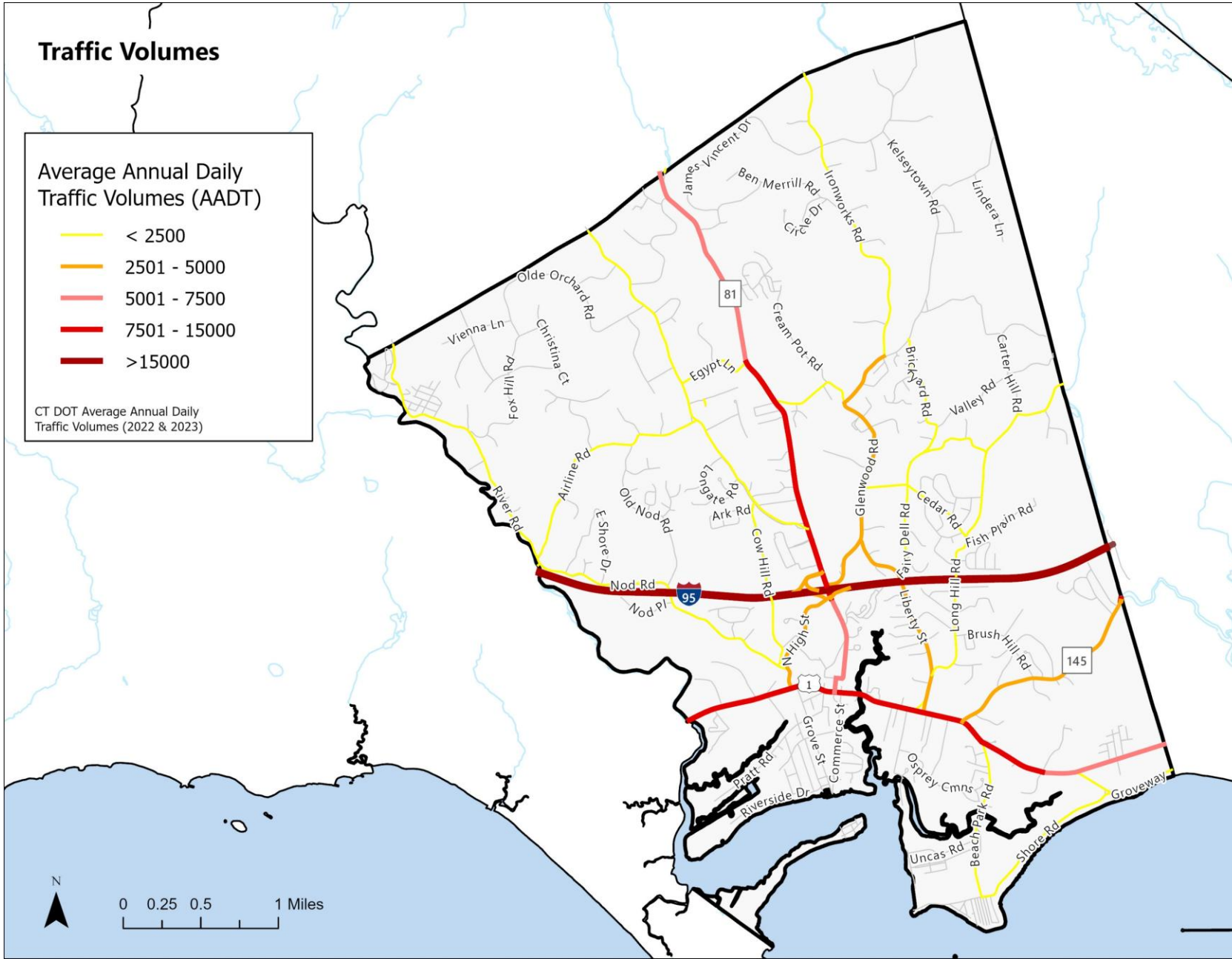
Arterial

- 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

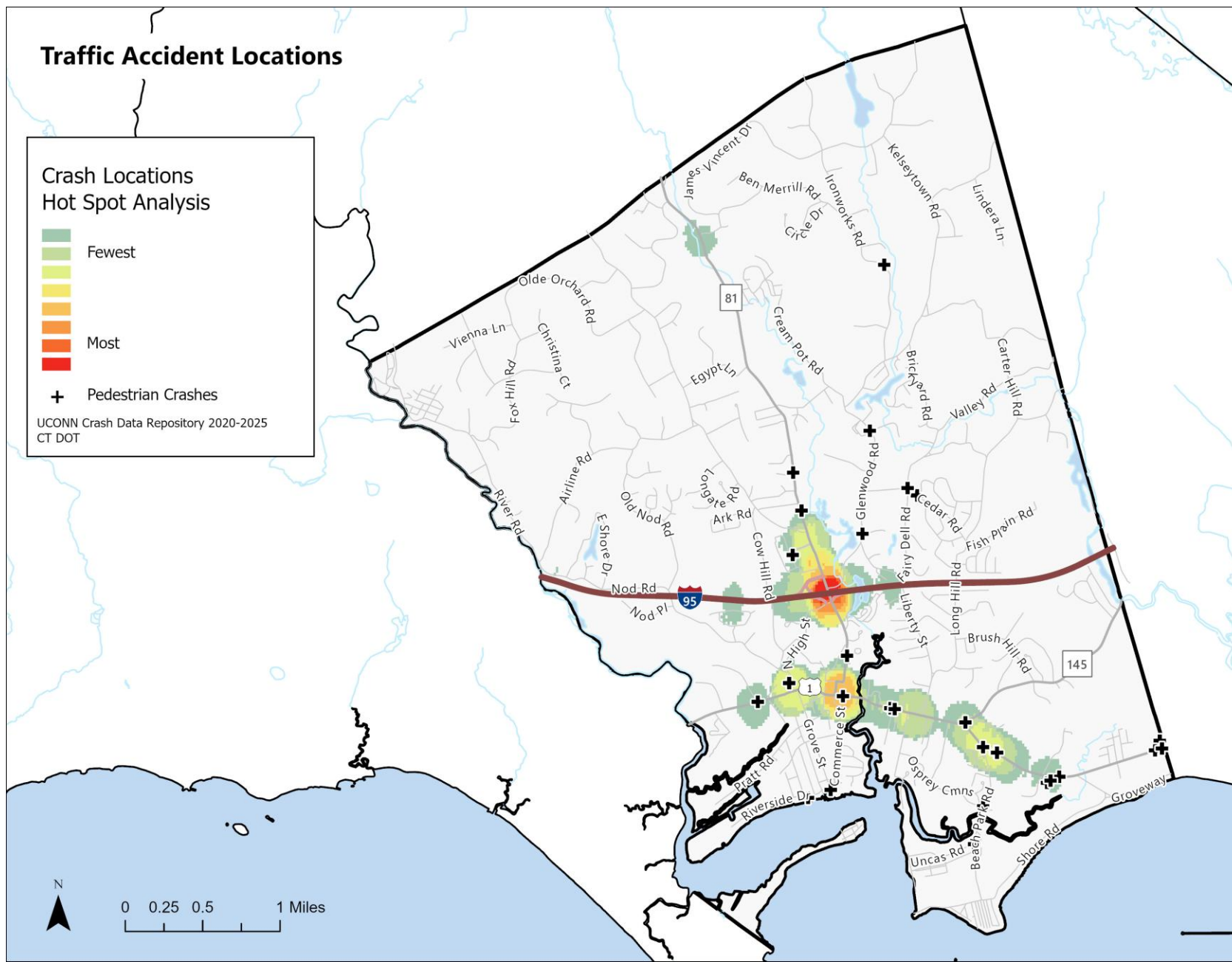
- Land use regulations and planning should take into consideration the roadway classification. For example, more intensive traffic generators such as commercial shopping centers should be served by arterials, while smaller scale neighborhood commercial uses can be served by minor and major collectors.
- 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:

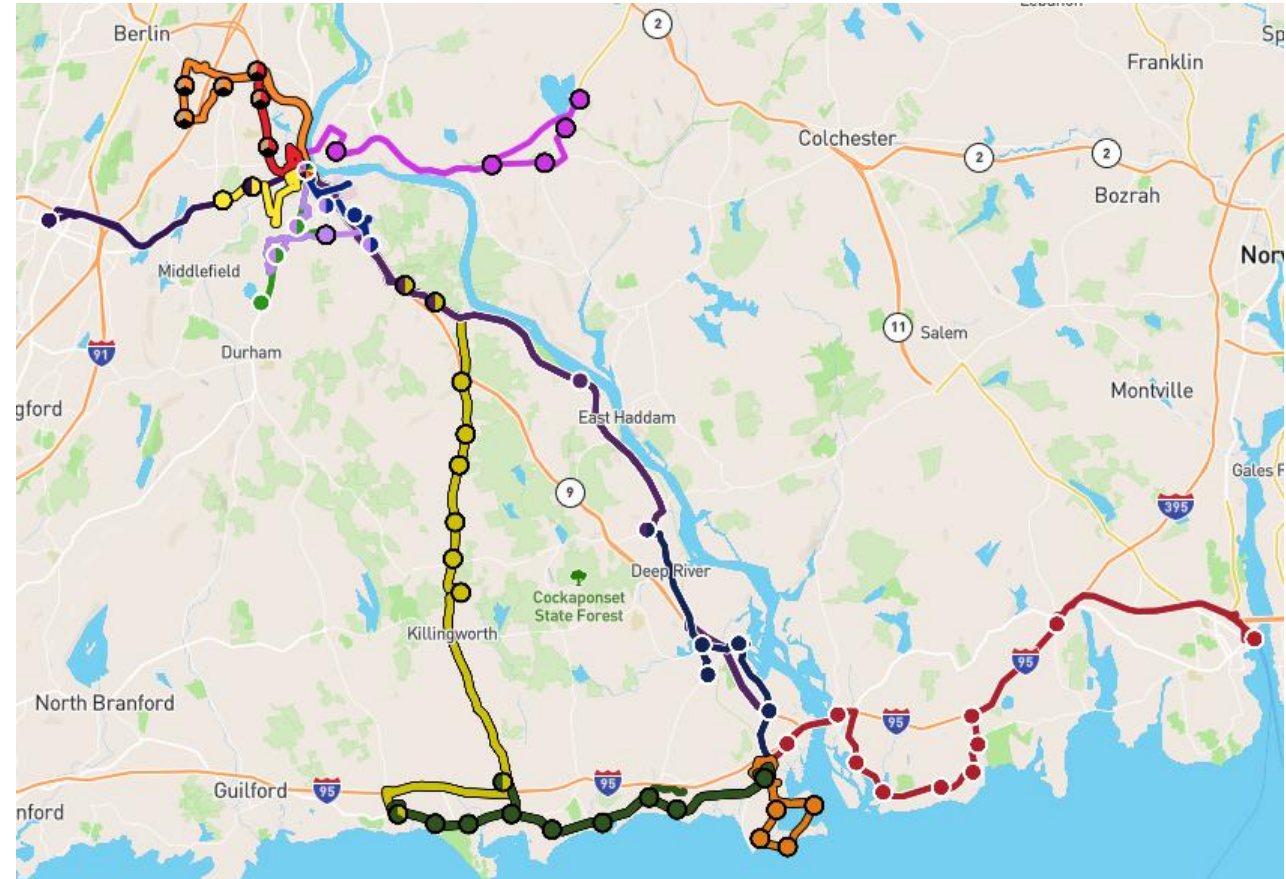
- Road/Bridge improvements on Walnut Hill Road, Hurd Bridge Road, Egypt Road, Iron Works Road, Cow Hill Road, Airline Road, North High Street, RT 1, High Street, Glenwood Road, Pleasant Valley Road, Long Hill Road, Liberty Street, Nod Road, RT 145, and RT 81.
- Implement recommendations from Route 1 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

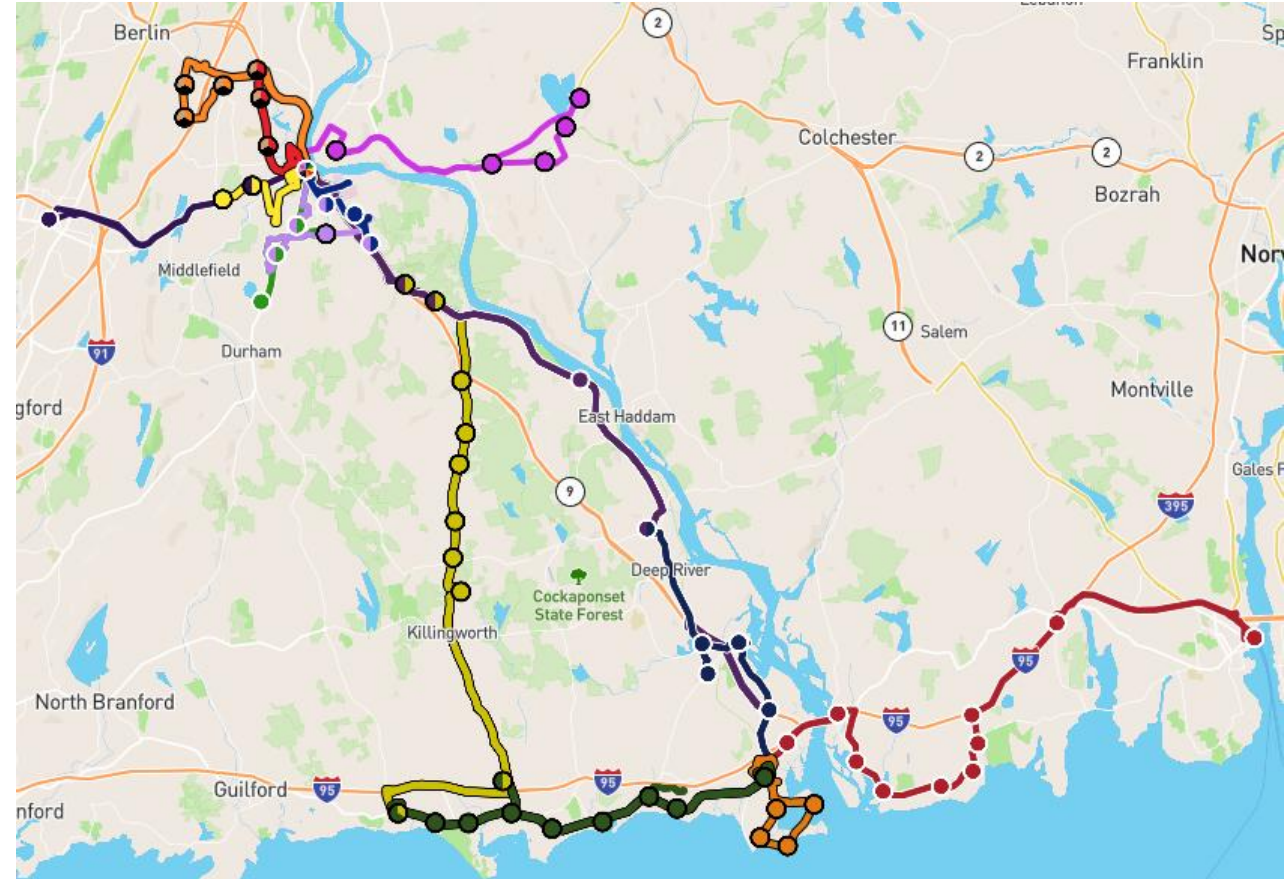
- Bus Service is provided by River Valley Transit with direct fixed route service connecting Clinton to Madison to Saybrook and North to Haddam/Middletown.
- Additional service options through connecting routes, provides service through the region.
- Numerous fixed stops in town along Route 1 and Route 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.

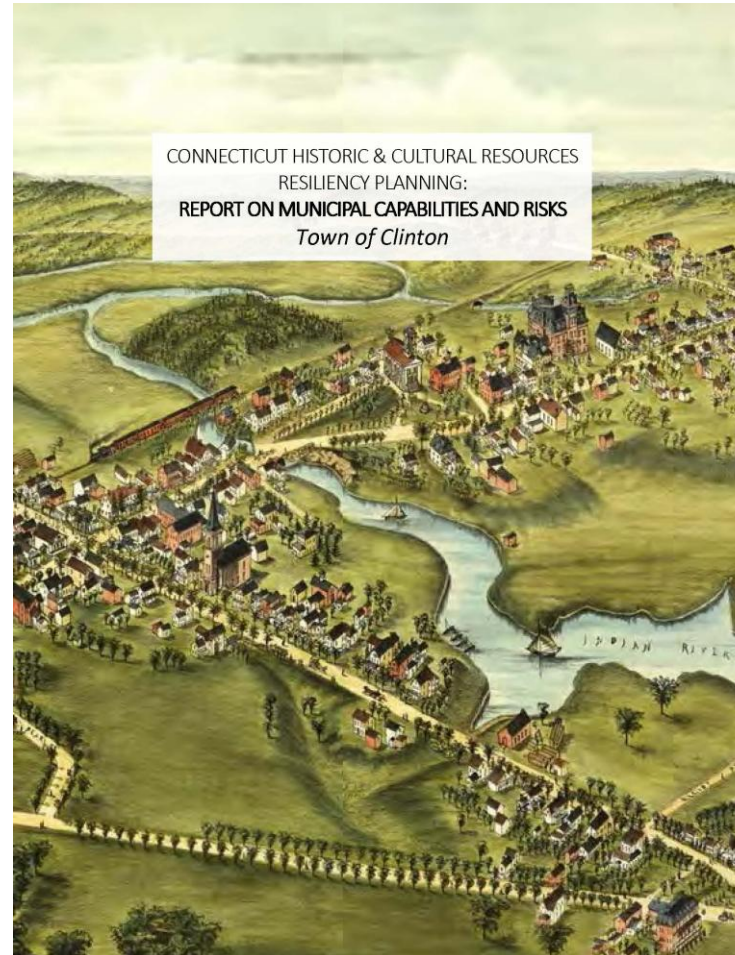
Resources Reviewed

- **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



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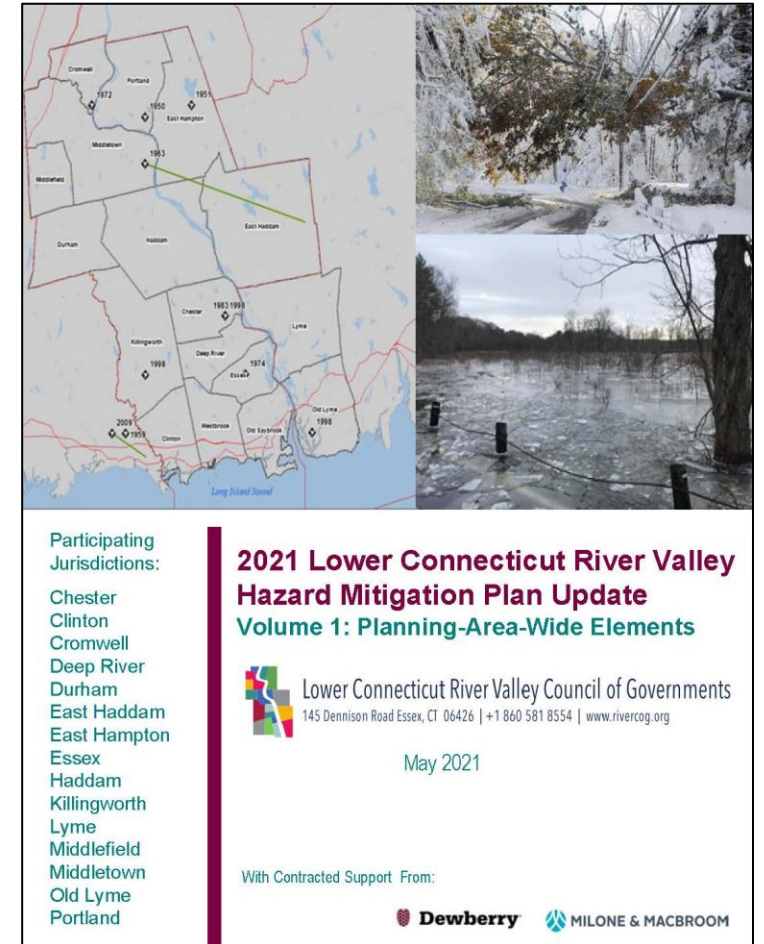
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Cover: Clinton, CT 1881. O.H. Bailey & Co. www.shop.old-maps.com

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

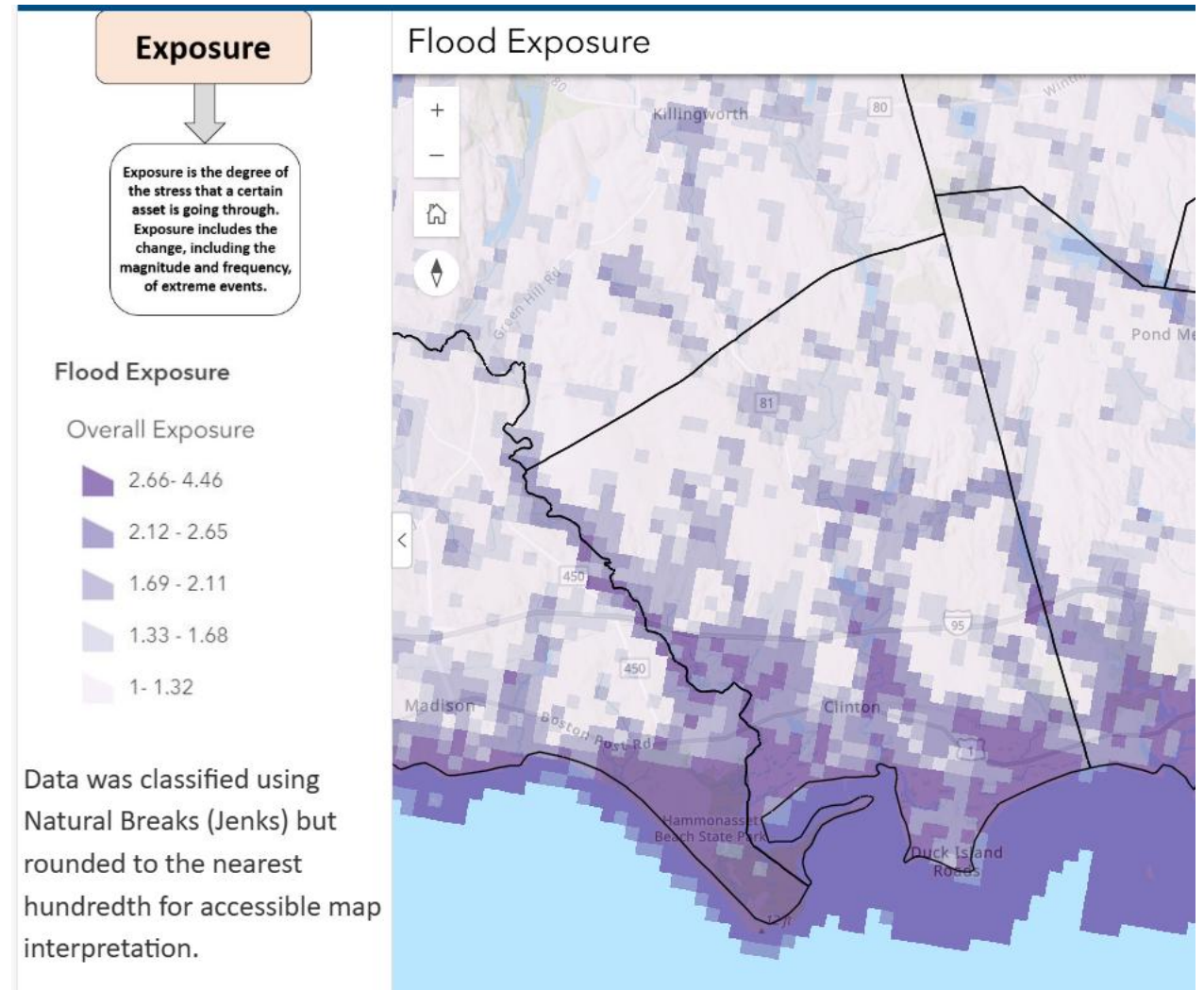
How was *Resilient Connecticut 2.0* deployed in the RiverCOG Region?

- 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

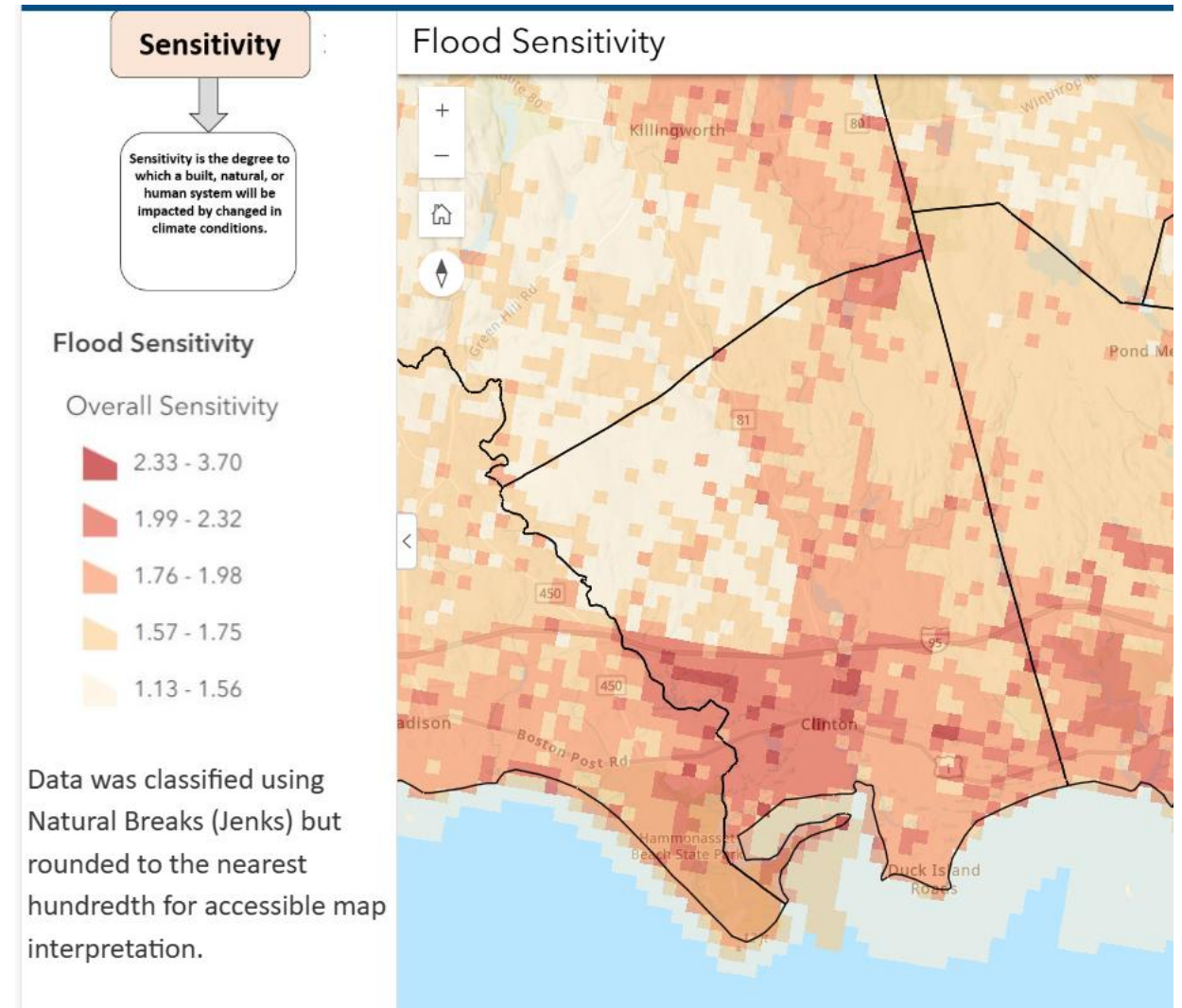
- This is a planning tool developed by CIRCA for use Statewide; it shows **vulnerability** which is not the same as risk.
 - ✓ $\text{Vulnerability} = \text{sensitivity} \times \text{exposure} / \text{adaptive capacity}$.
 - ✓ The CCVI is a ranked score tool. Numbers are relative (no units!) and can 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

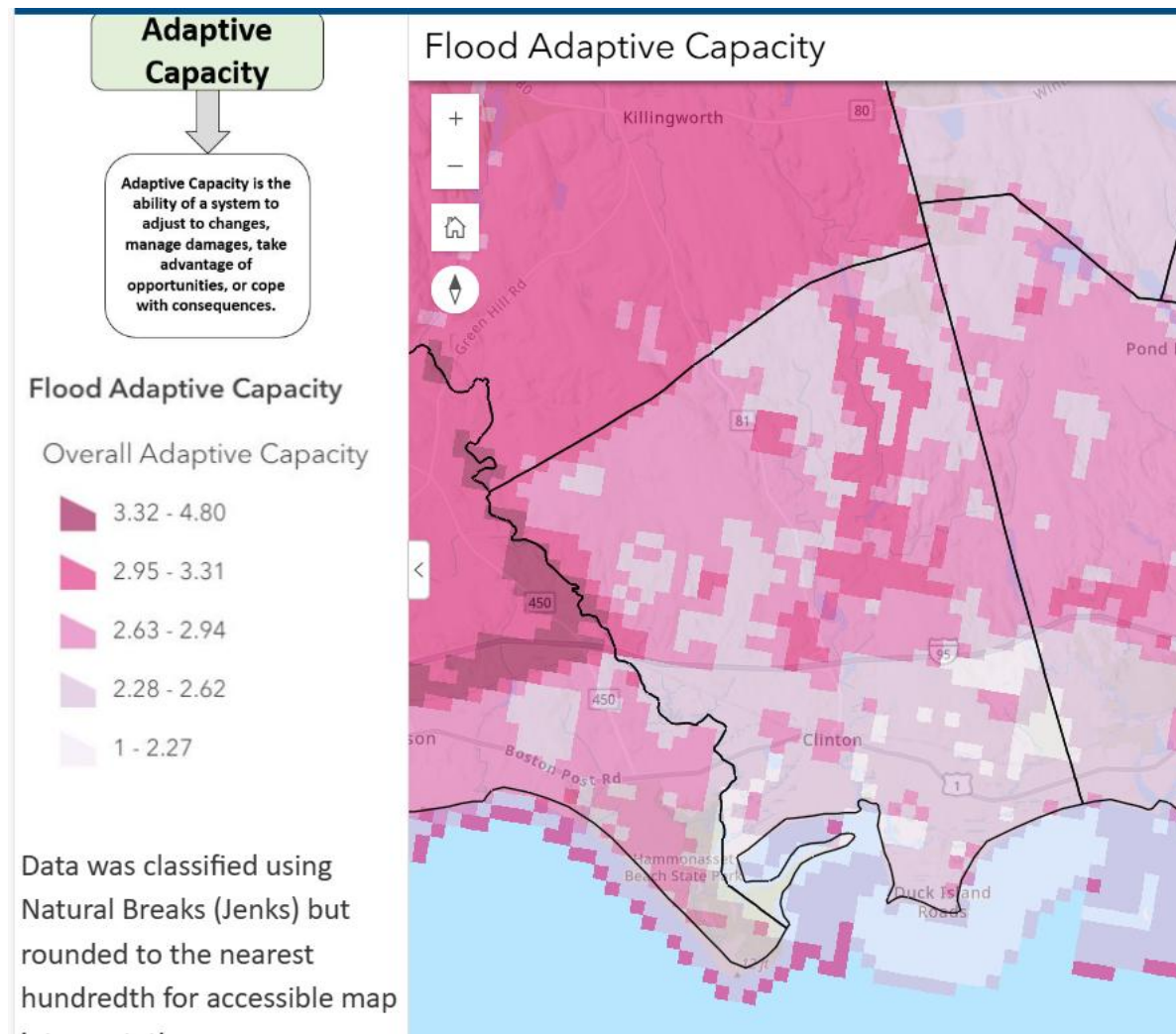
- The highest **sensitivity** scores were based on social factors and demographics (e.g., people over age 65, and people over age 65 living alone), “critical habitats” mapped by DEEP, and presence of septic systems throughout Clinton.
- The dominance of social sensitivity scores is why census tract boundaries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



Resilient Connecticut 2.0

CCVI for Flood Vulnerabilities

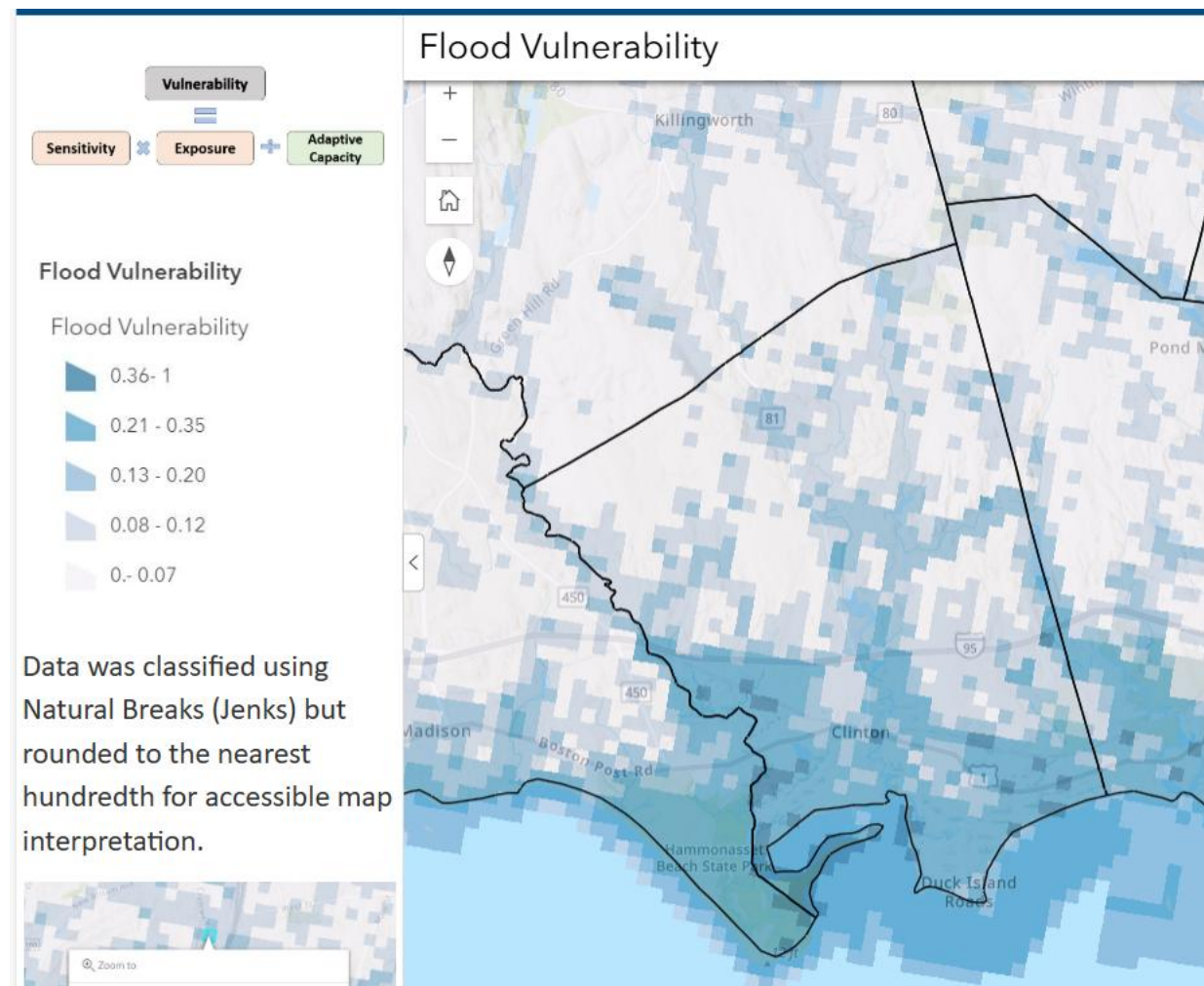
- The highest **adaptive capacity** scores were based on access to a vehicle, proximity to shelters, and utilities like the CWC public water system.
- Socioeconomic factors like disposal income are part of the scoring, which is why Madison has a baseline higher adaptive capacity.



Resilient Connecticut 2.0

CCVI for Flood Vulnerabilities

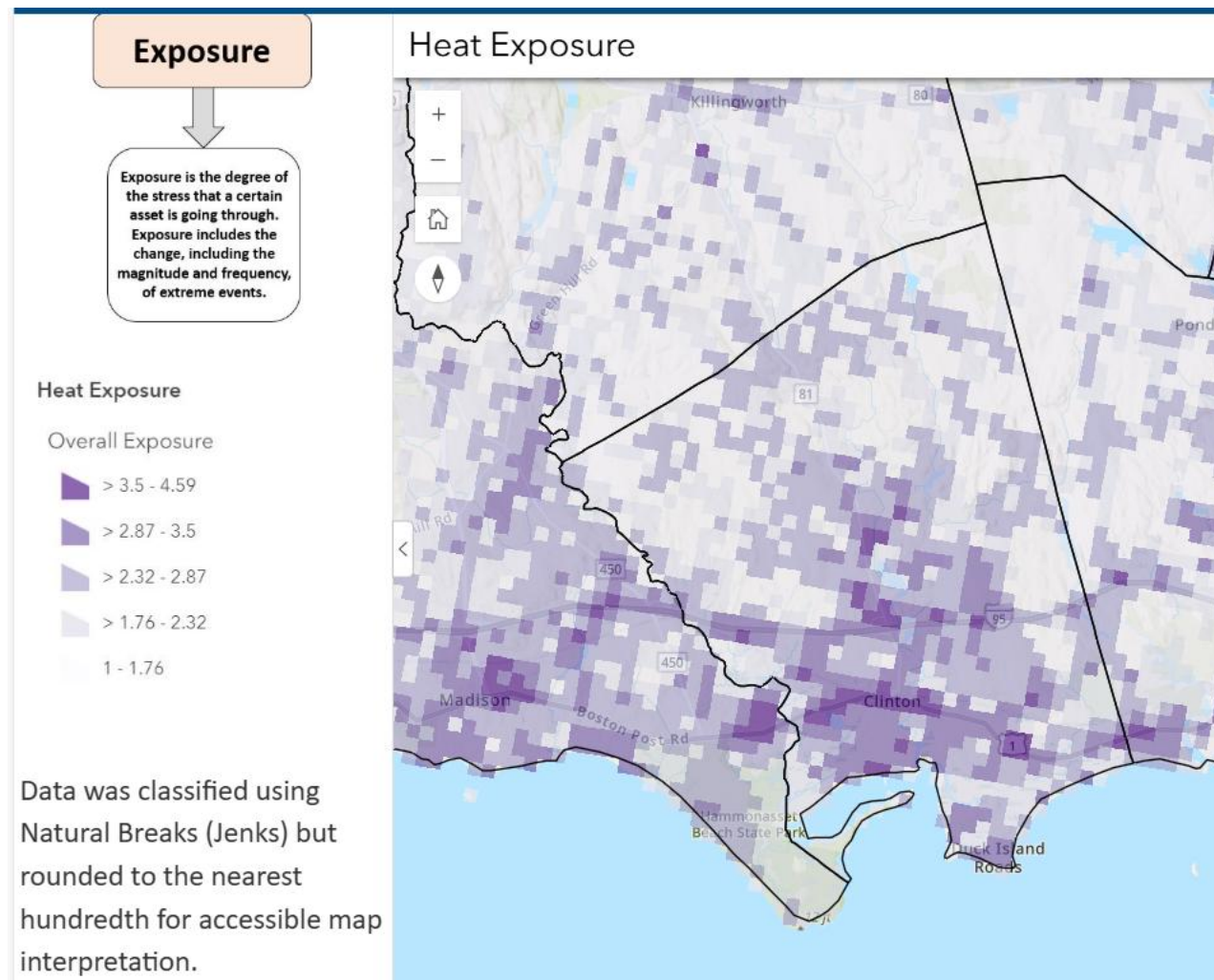
- Remember, **vulnerability** is not the same as risk.
 - ✓ Vulnerability = sensitivity X exposure / adaptive capacity.
- The highest **overall flood vulnerability** scores are dominated by exposure (flood zones) and socioeconomic factors.
- For some communities, the flood CCVI helps draw attention to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

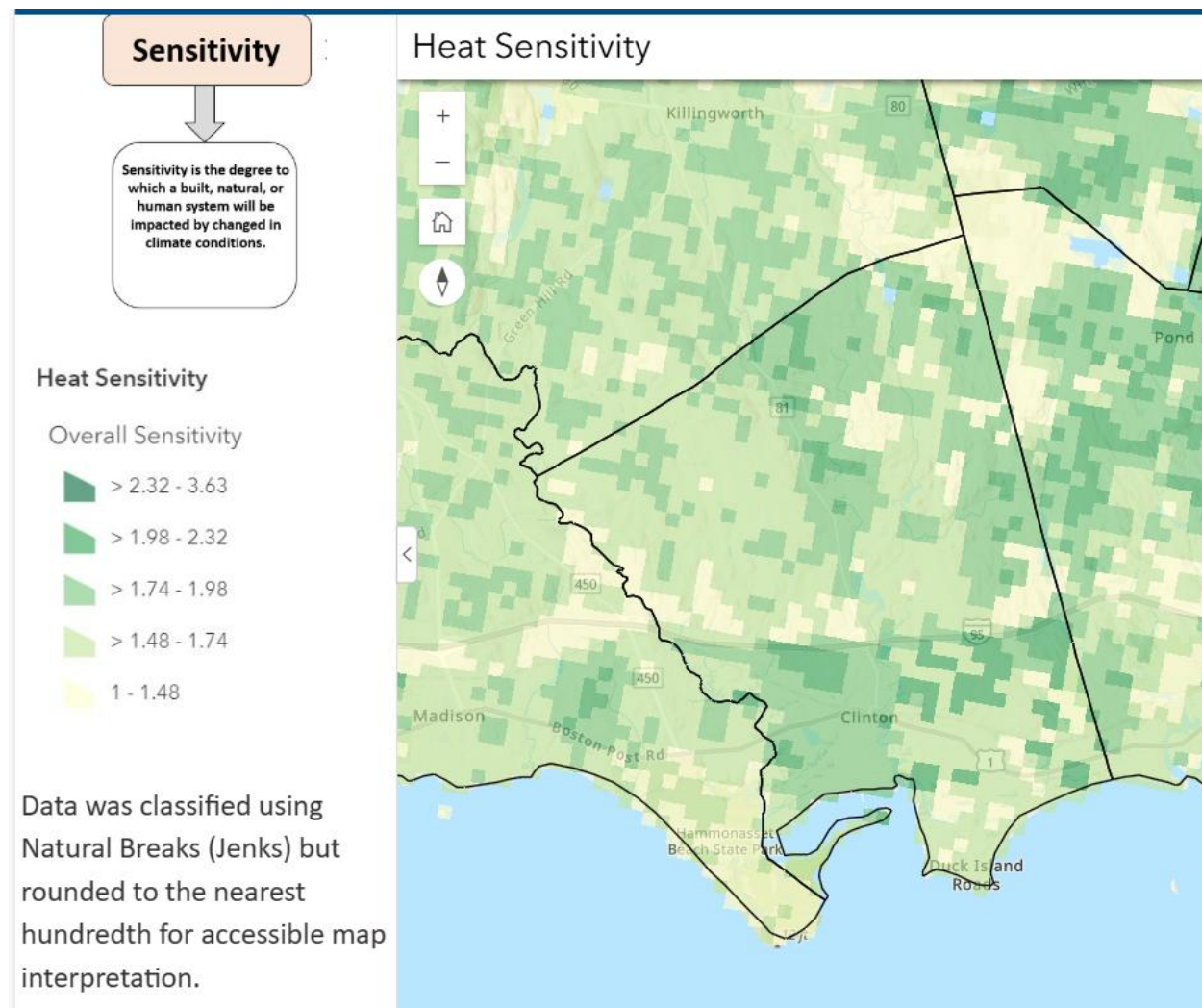
- The highest **exposure** scores were for cells that had high building densities and high impervious surfaces.
- This is why the highest scores are along Route 1 and I-95; and at the Morgan School and Clinton Crossing.



Resilient Connecticut 2.0

CCVI for Heat Vulnerabilities

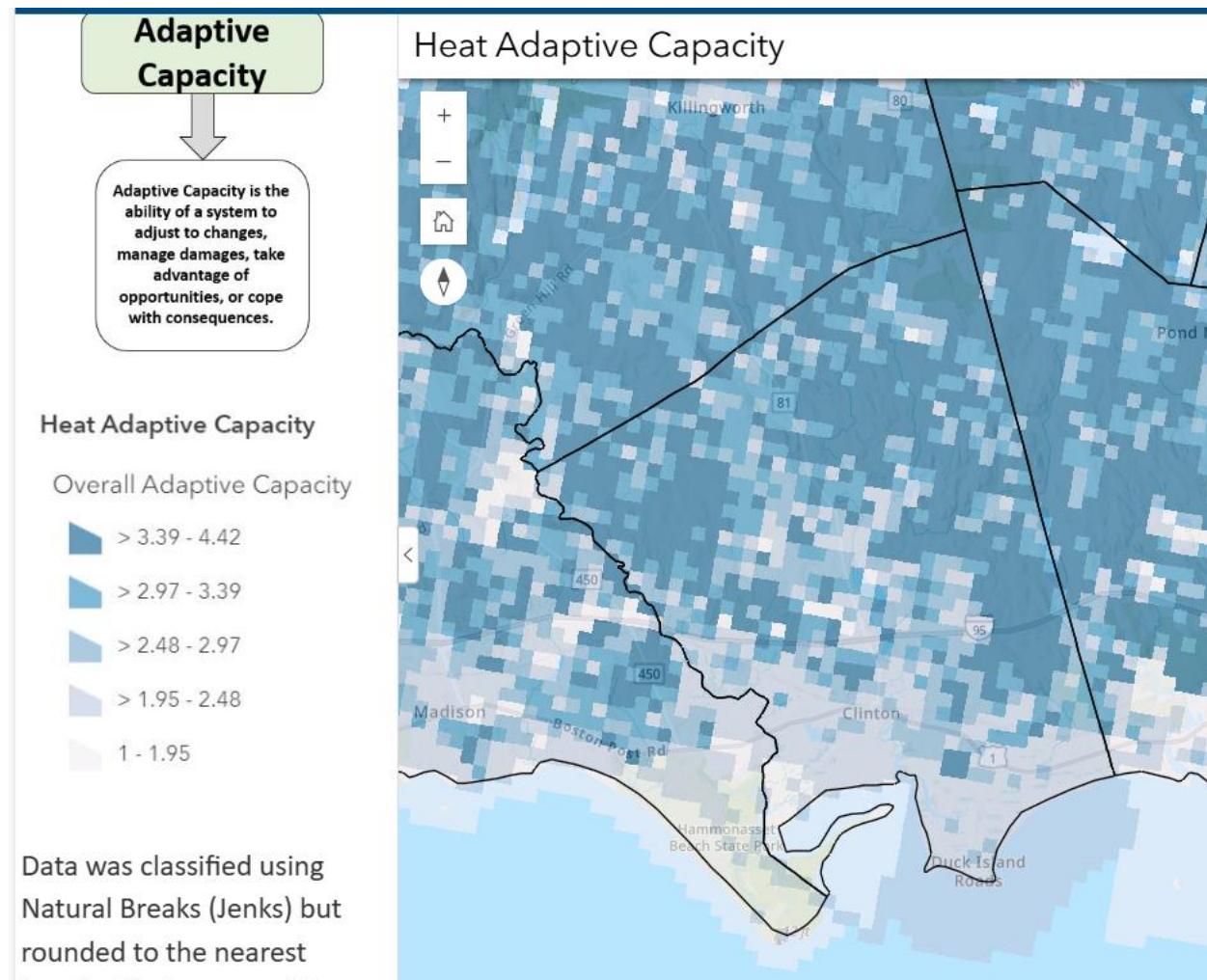
- The highest **sensitivity** scores were based on social factors and demographics (e.g., people over age 65, and people over age 65 living alone), health factors such as asthma cases, and outdoor employment.
- Cells with public water system access had slightly lower sensitivity scores.
- Cells with 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

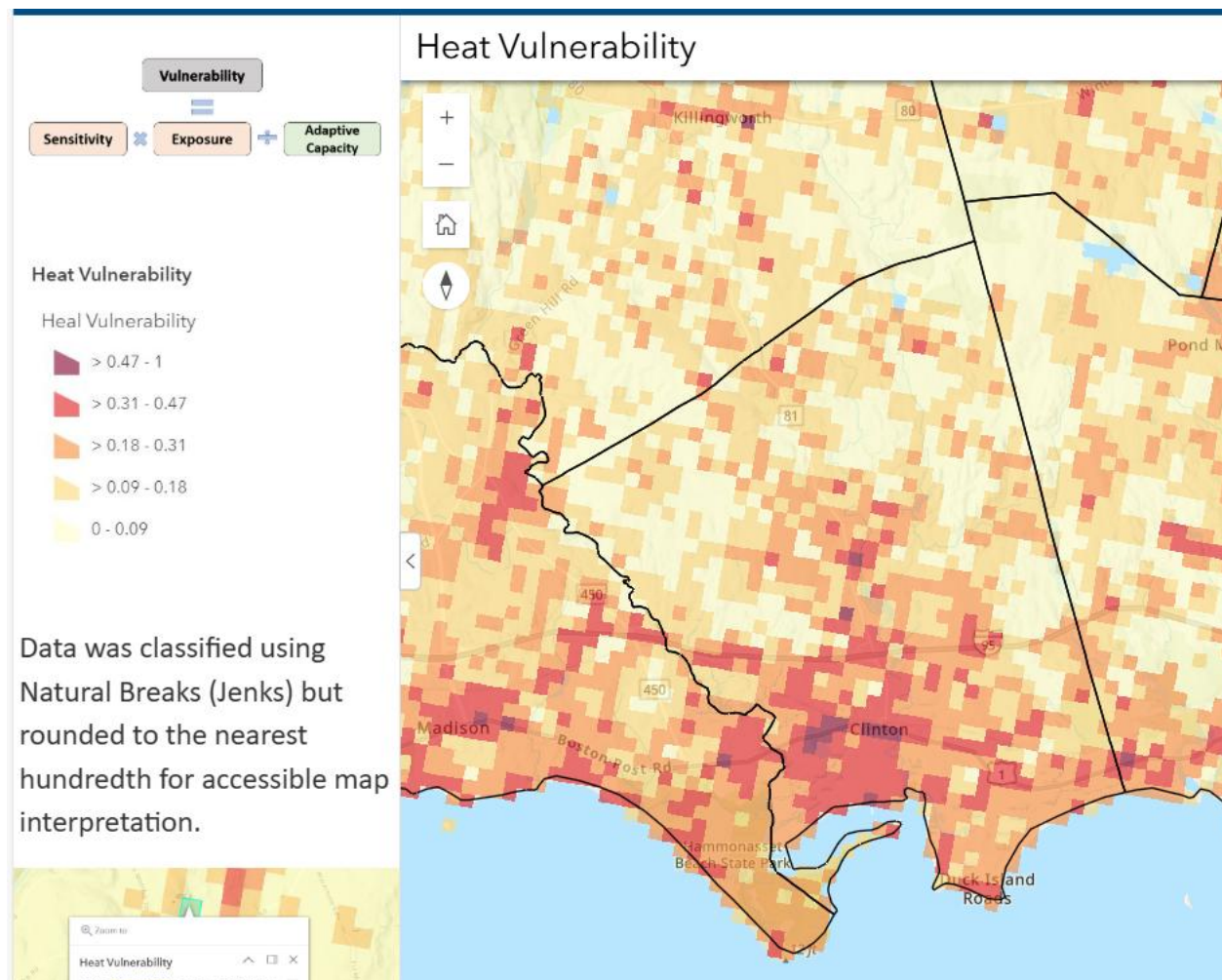
- The highest **adaptive capacity** scores were proportional to tree cover throughout Clinton.
- Distances to cooling center, shelters, transit, and health care facilities were also somewhat influential, but not as dominant as tree cover.



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

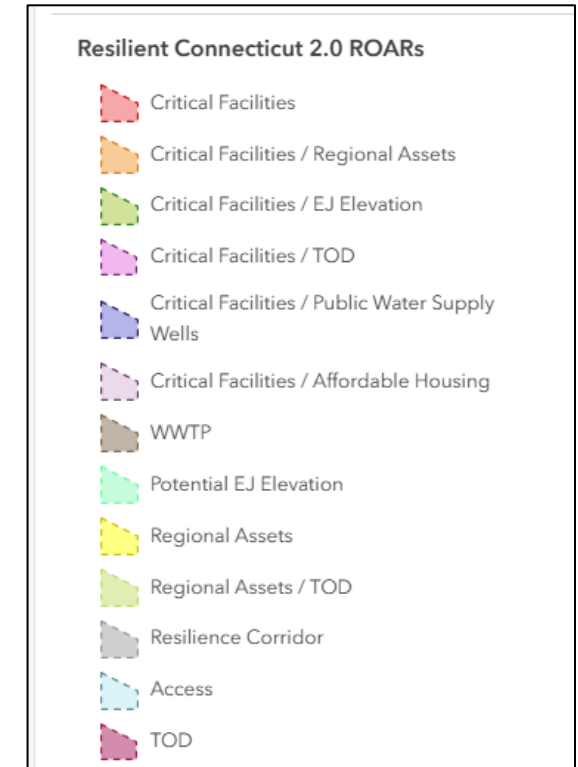
Included a Status Review of HMP Actions

	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

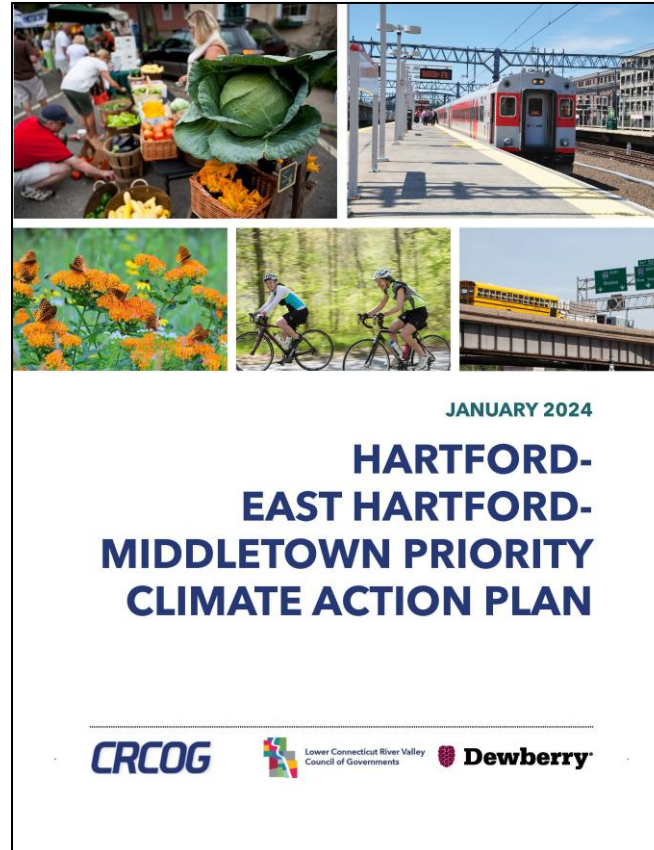
- **One area in Clinton** was identified through a quantitative map overlay and counting process.
 - ✓ The area is a “critical facility” typology in the RiverCOG region, due to the presence of the Town Hall, Police, Fire Station, Ambulance Facility (plus the Town center businesses)
 - ✓ When funded, 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).

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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

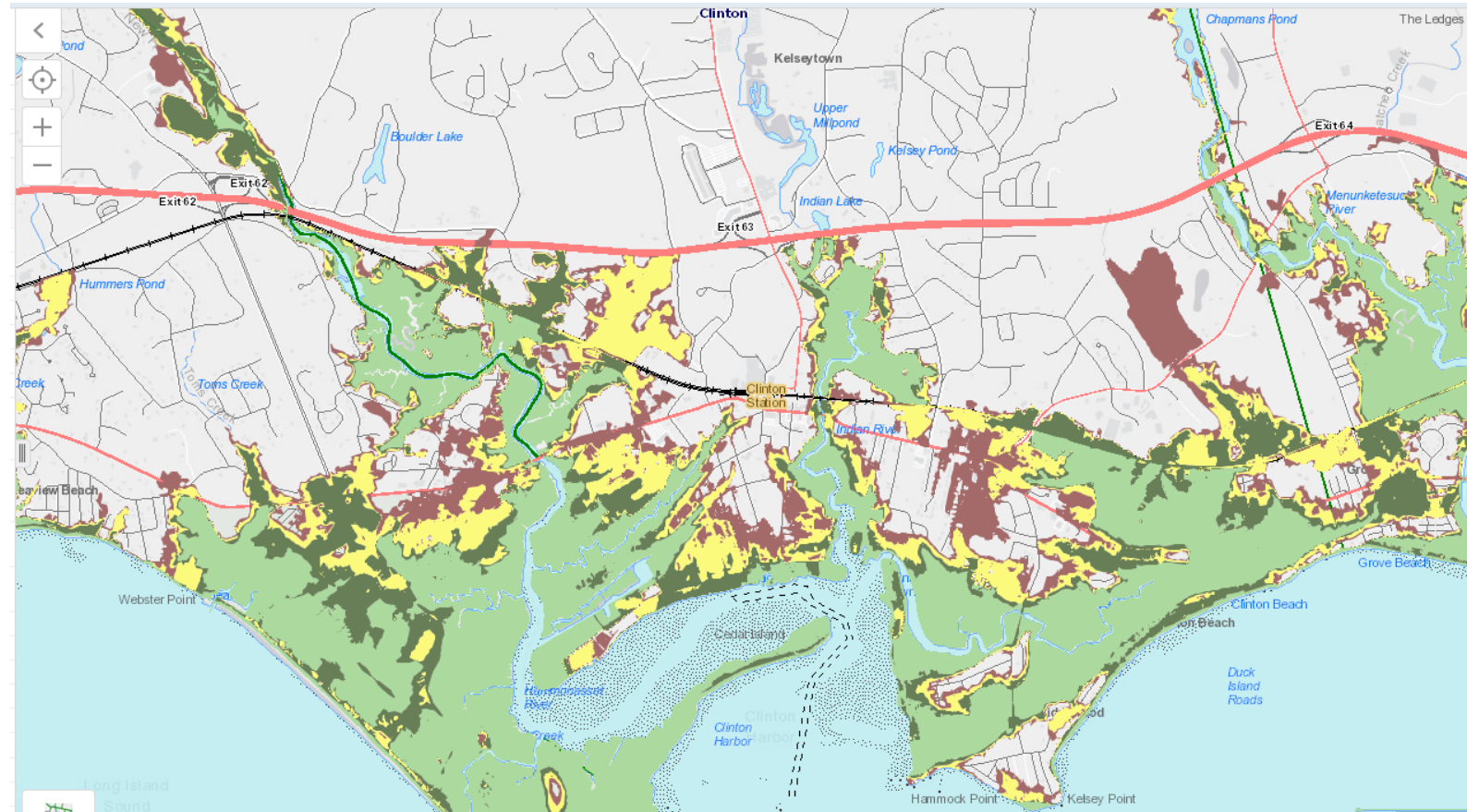
Do changes show us anything?

- 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)

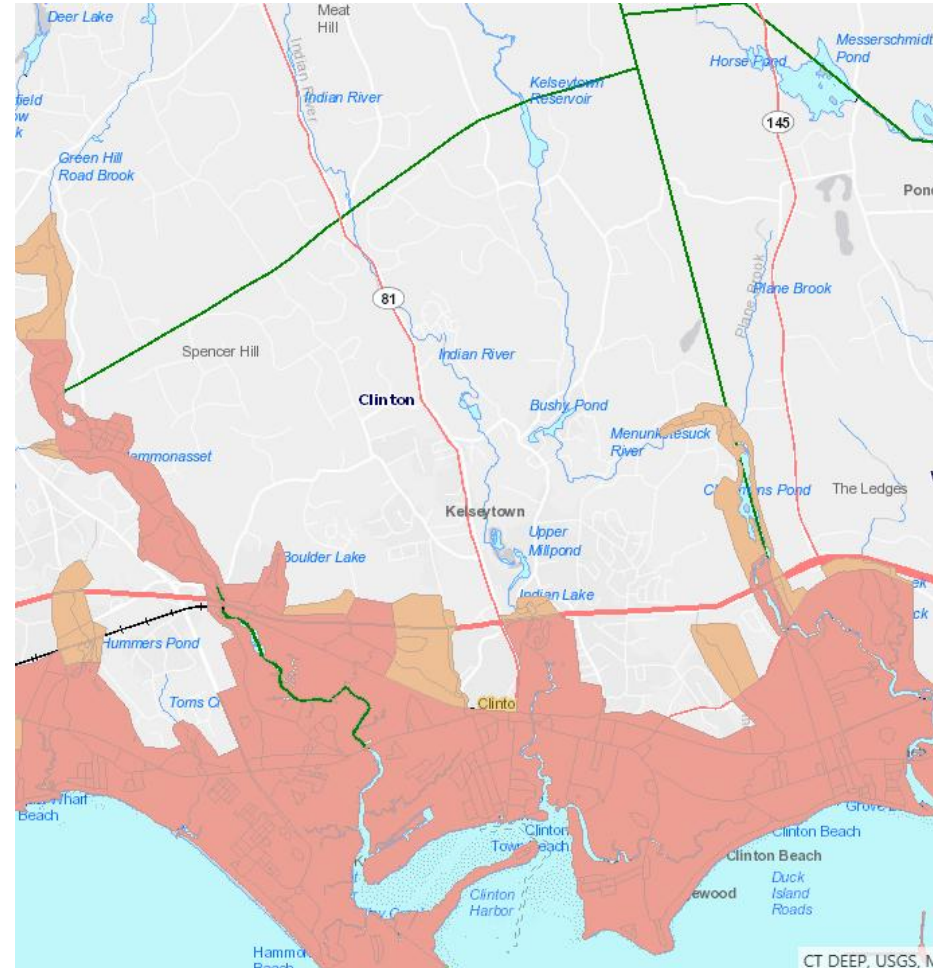
- This isn't new since the 2015 edition of the POCD
- Surge zones extend upstream off this view along rivers
- Shows category 1 (light green), 2 (dark green), 3 (yellow), and 4 (brown)



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**

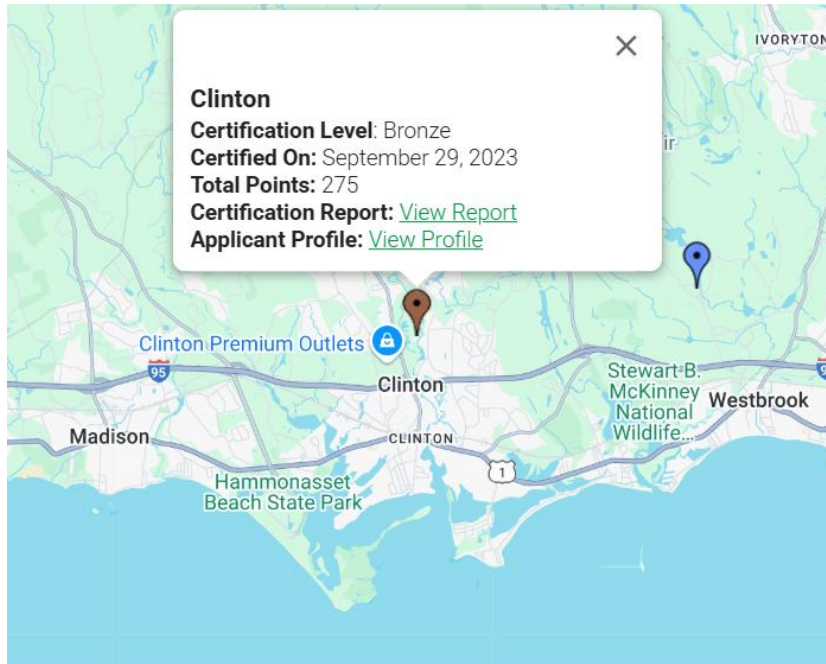
What Are Some Facets of *Ecological* Sustainability?

- **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**

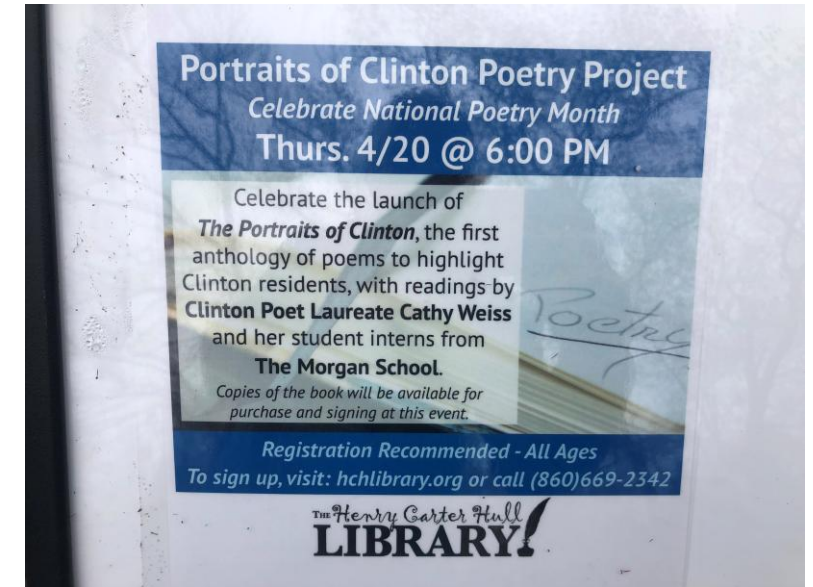
- ✓ Implemented Complete Streets training
- ✓ Conducted pedestrian audit with Desegregate CT which resulted in Walk Audit Report

- **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**

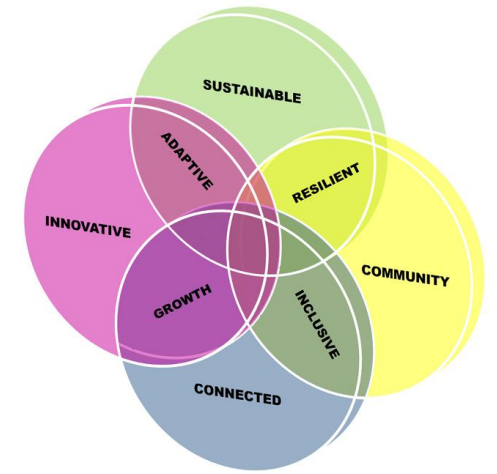
- ✓ Hazard mitigation integrated into 2015 POCD
- ✓ Sustainability concepts in 2015 POCD:
 - Brownfields
 - Pedestrian safety and connectivity
 - Bicycle connections
 - Sustainable recommendations, such as:
 - ❖ *Explore provision for commercial large-scale alternative energy facilities*
 - ❖ *Increase 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

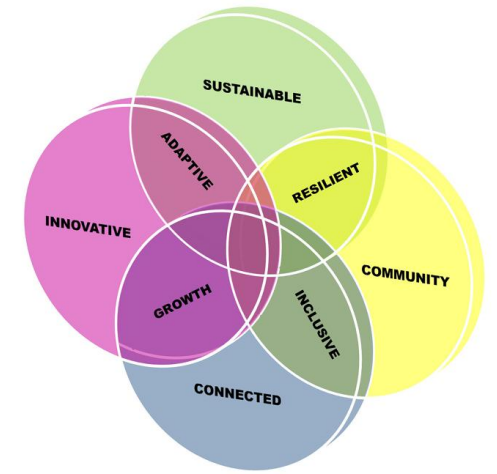
Opportunities

- 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.

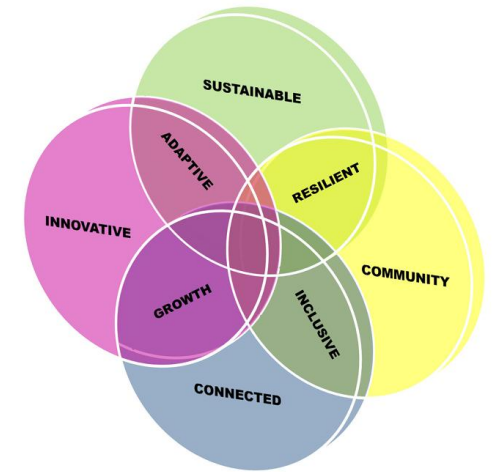
3

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.

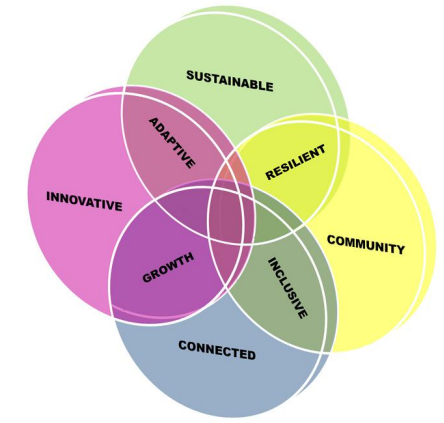
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Goal 6: Take measures necessary to support a sustainable and resilient economy.

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.

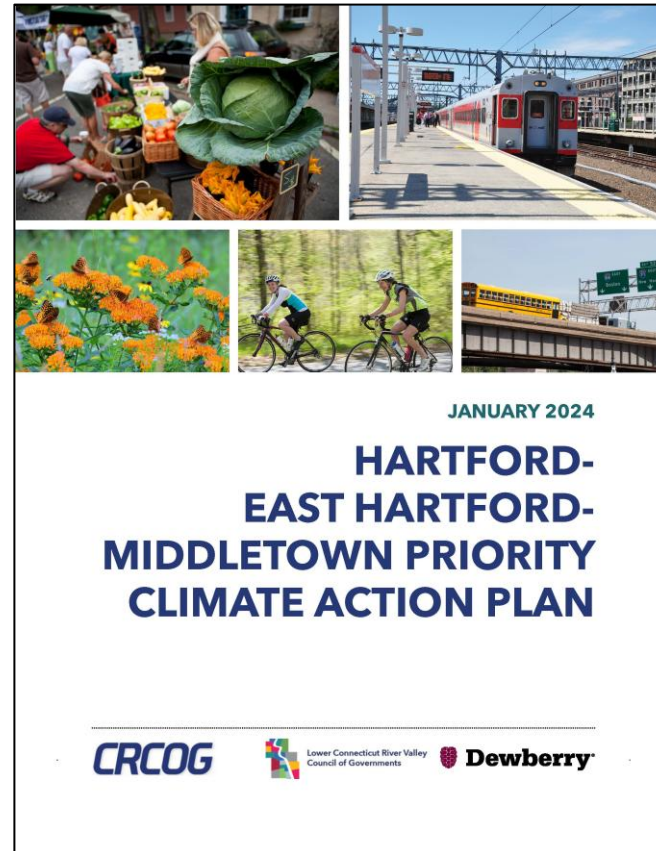
Recommendations

- 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



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 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

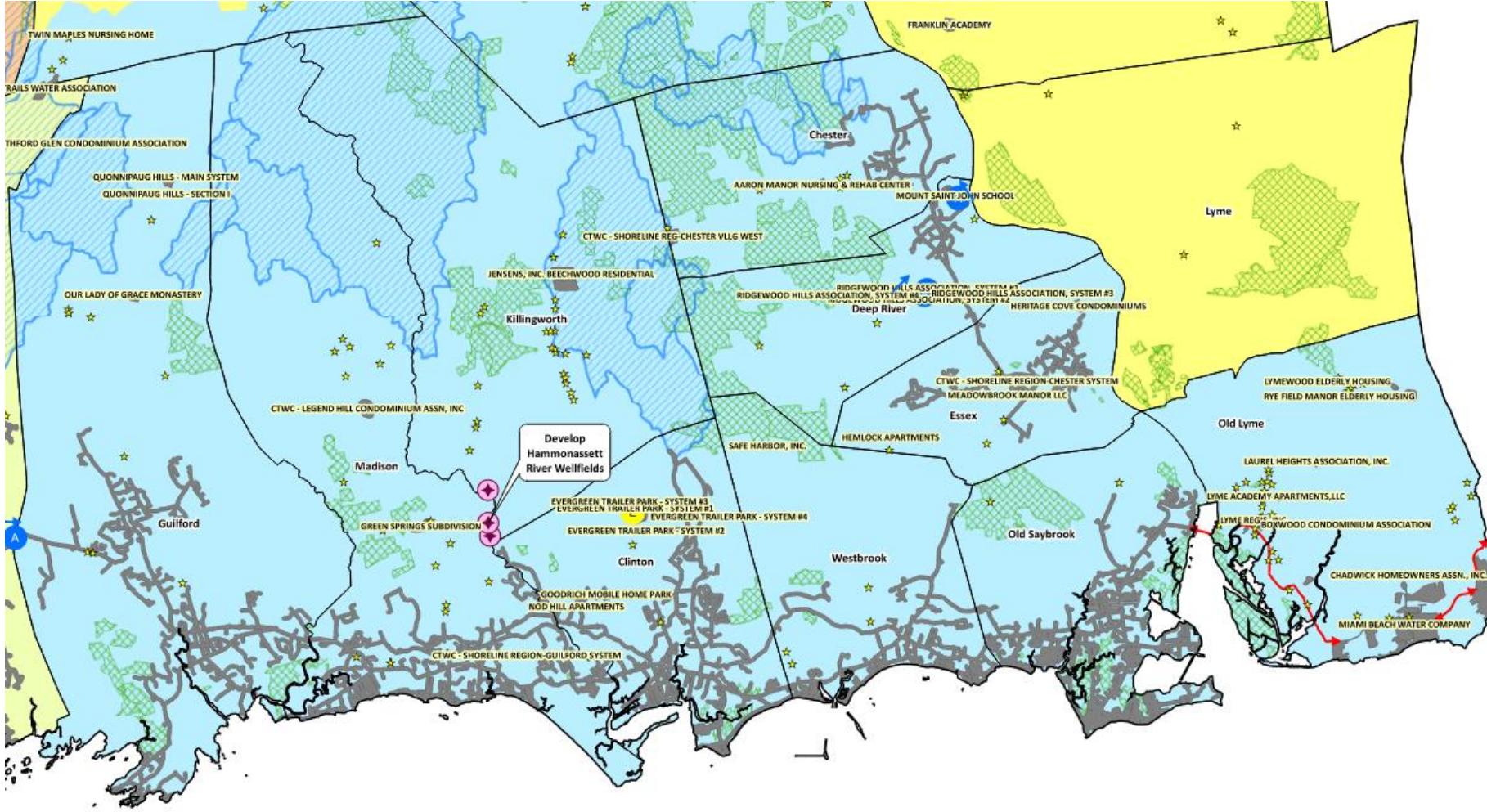
- **Water**

- ✓ 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.

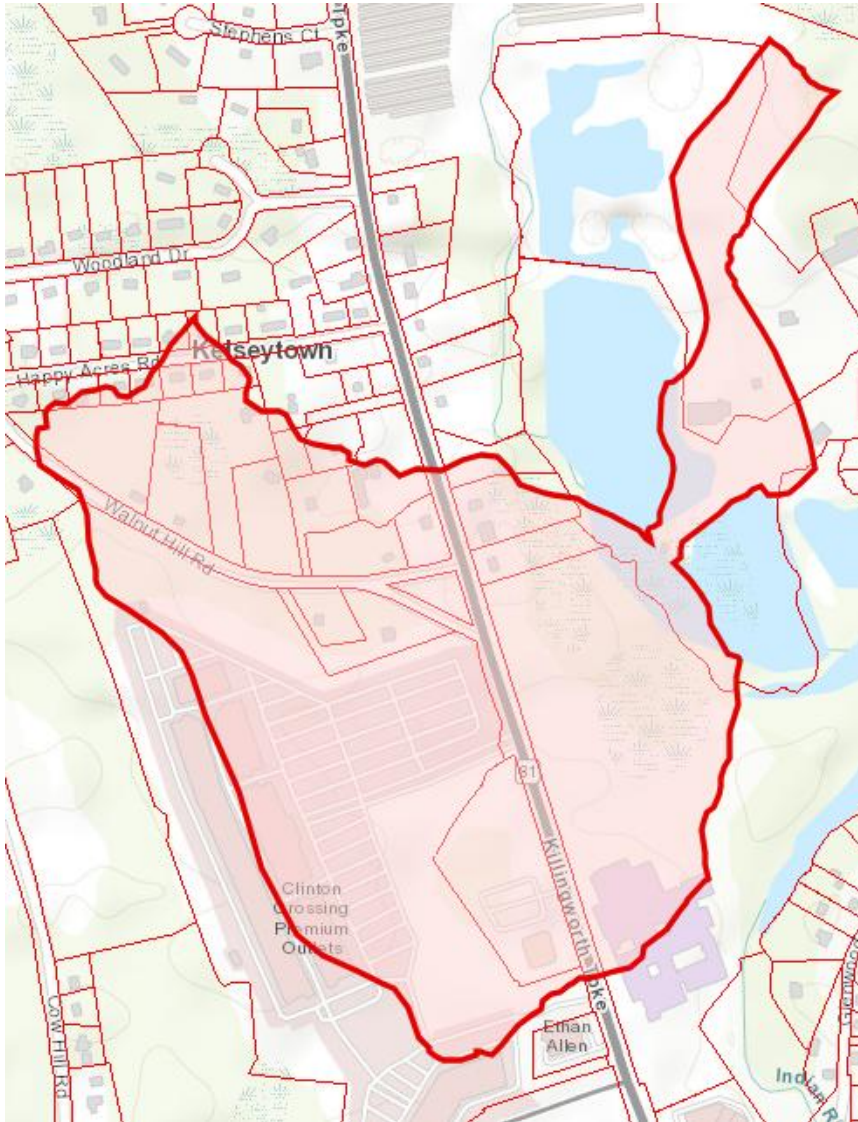
Image courtesy of CT DPH; blue is the CWC exclusive service area

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.

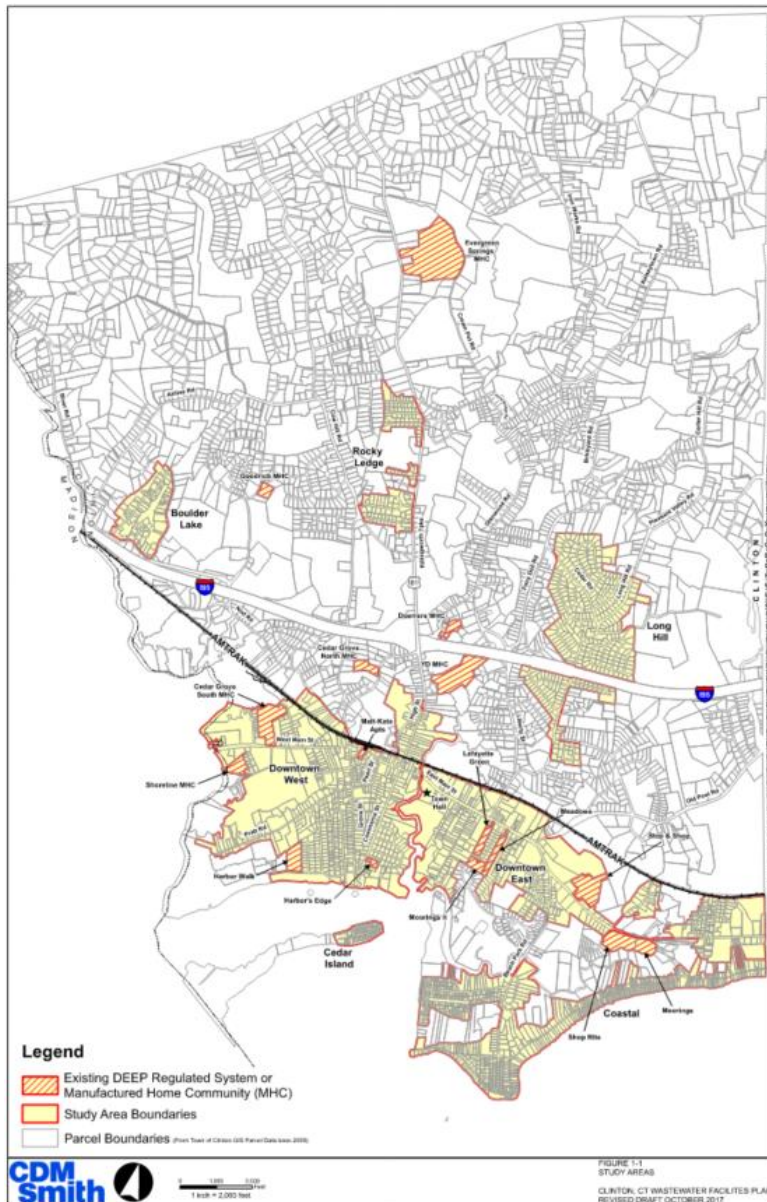
Wastewater Treatment & Disposal

- 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.

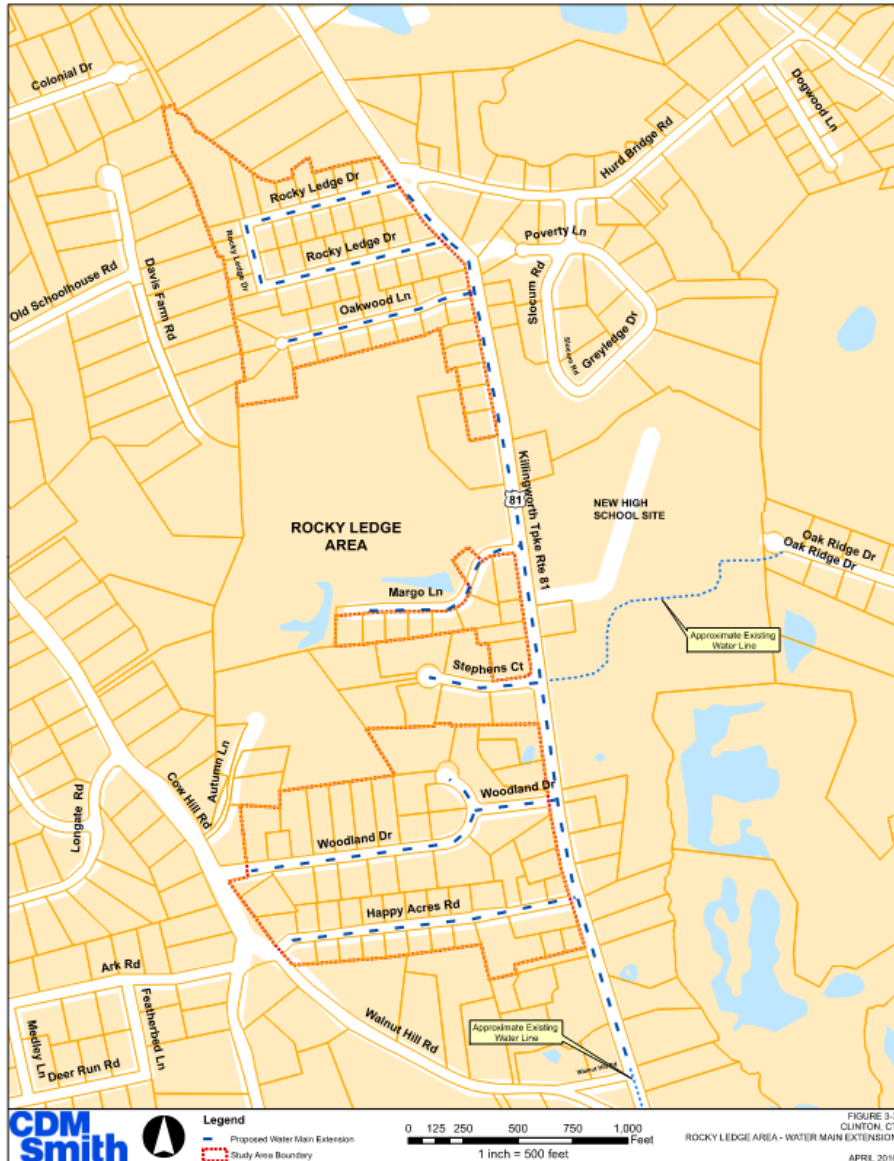
Wastewater Treatment & Disposal

- 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

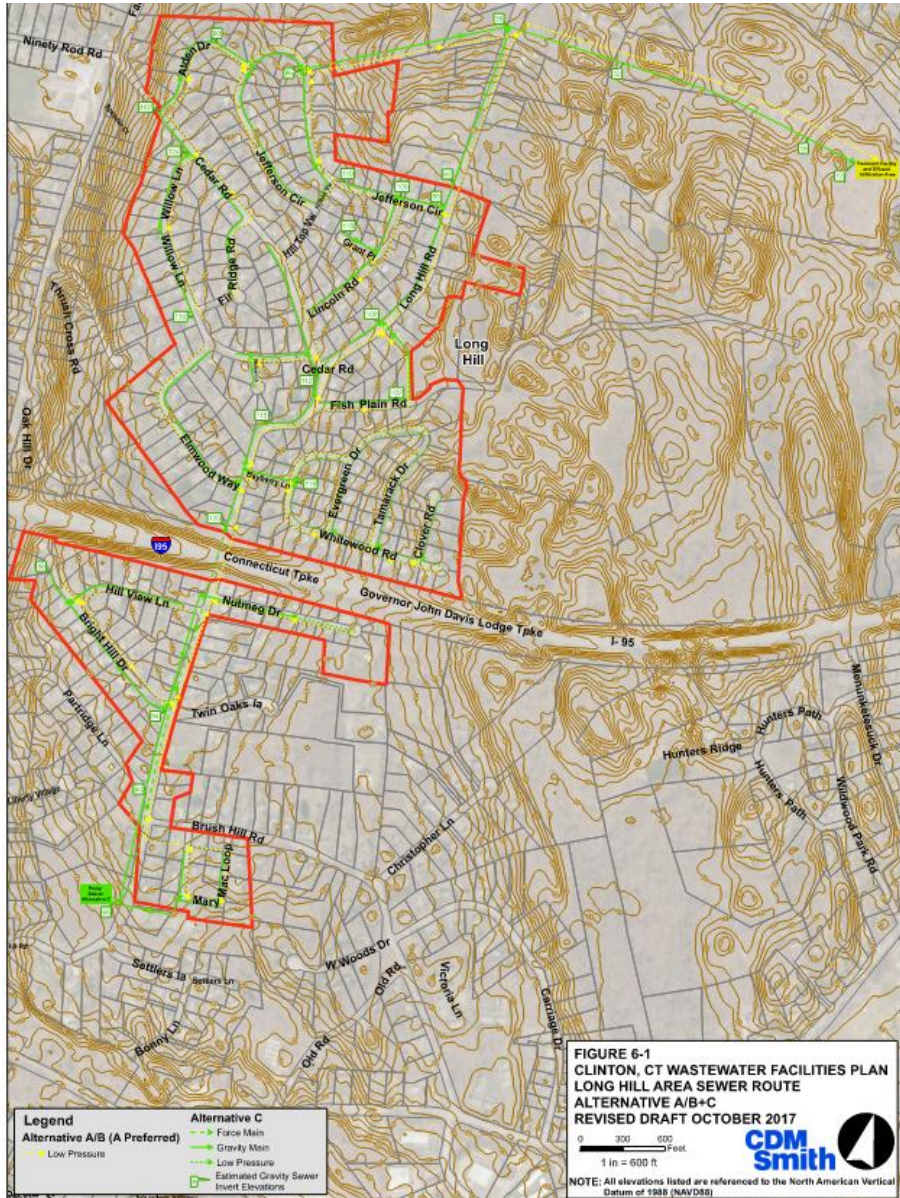


Wastewater Treatment & Disposal



- 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.*

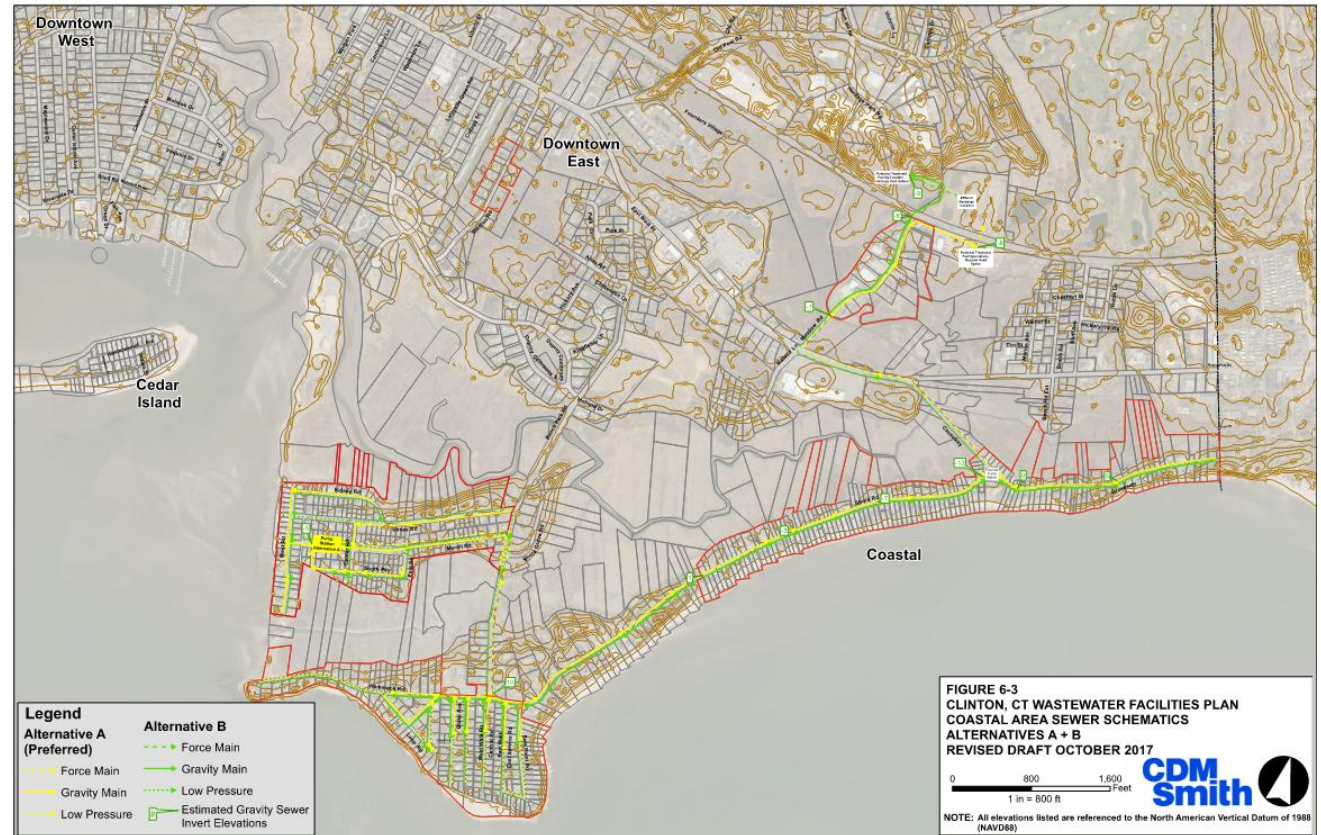
Wastewater Treatment & Disposal



- **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

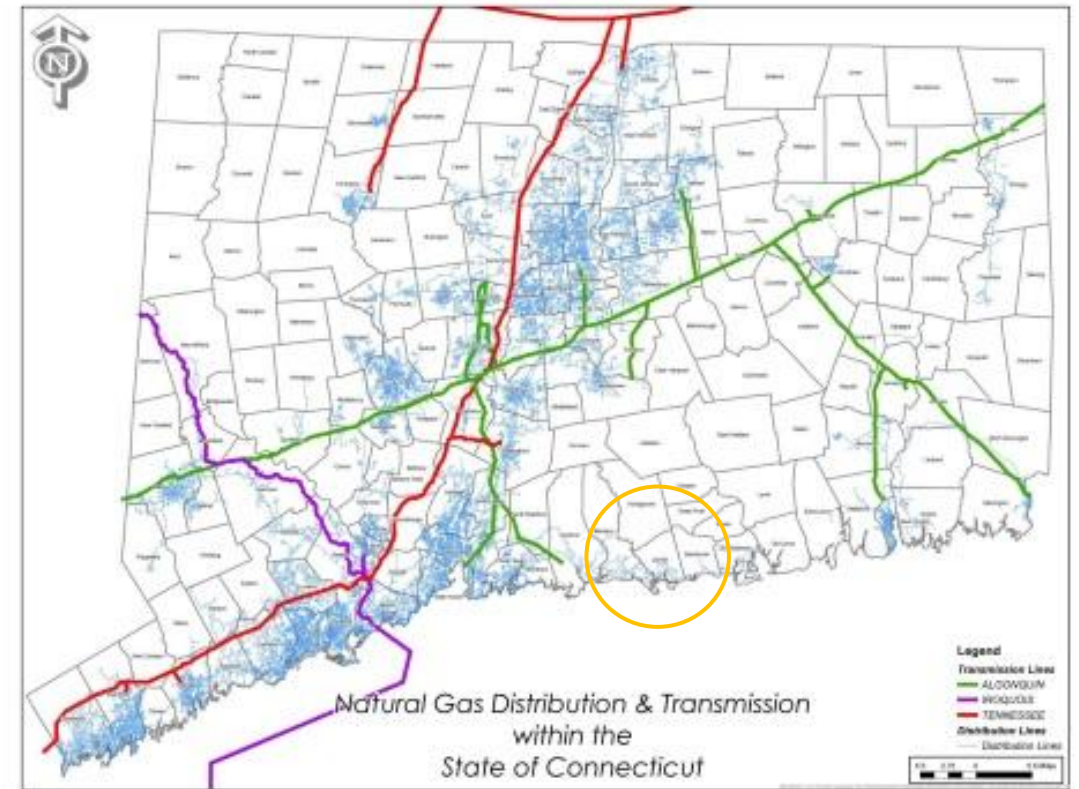
- **On-site approaches (septic systems) are suggested for many areas**, which would potentially include septic system upgrade programs and more robust monitoring. These include:
 - ✓ Boulder Lake (86 parcels)
 - ✓ Downtown West (662 parcels)
 - ✓ Downtown East (434 parcels)
 - Except Stanton and Meadow 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

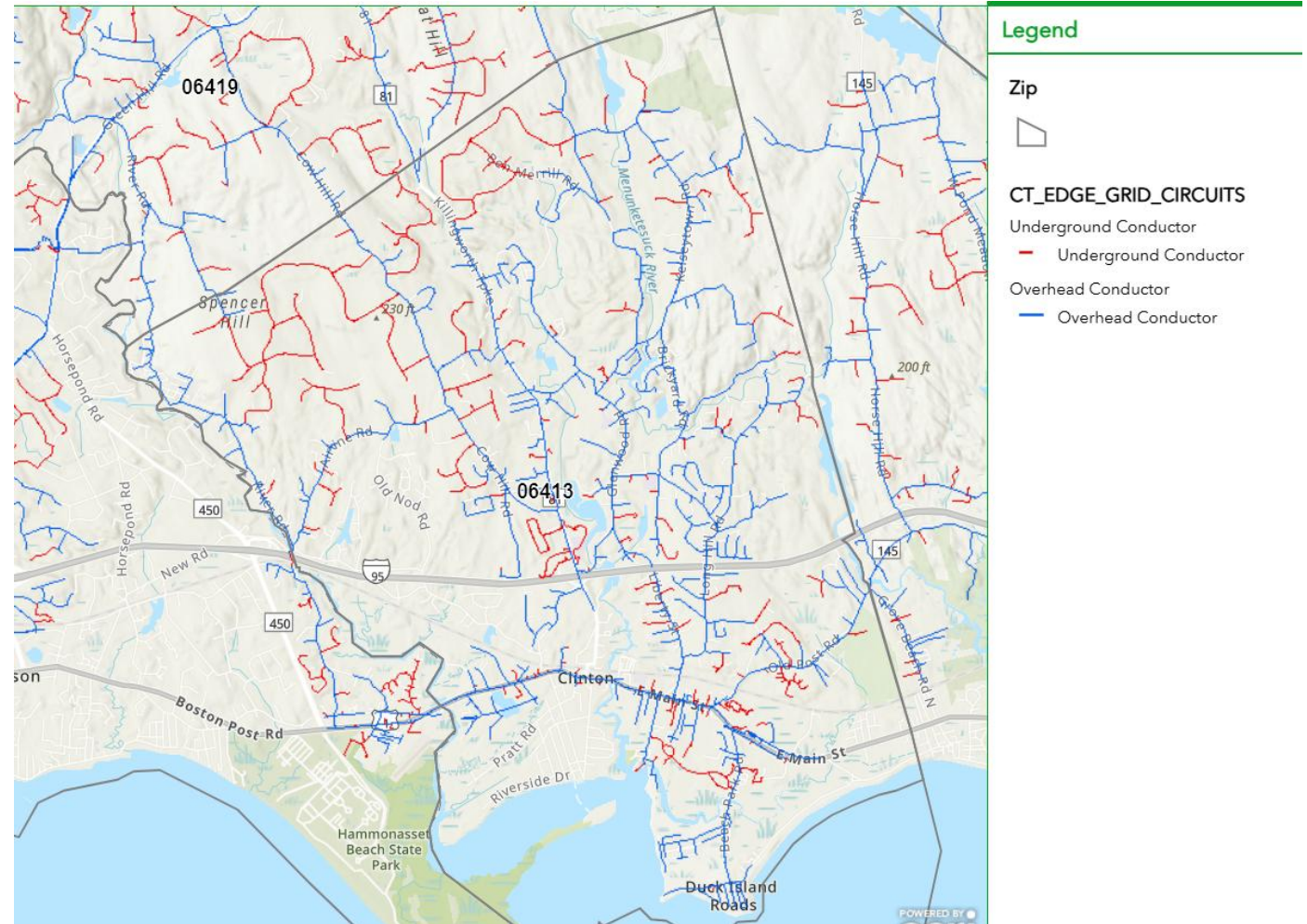


<https://portal.ct.gov/pura/gas-pipeline-safety/what-transmission-pipelines-serve-ct>

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*?