

OLD SAYBROOK PLAN OF CONSERVATION AND DEVELOPMENT

NATURAL RESOURCES

ADOPTED JULY 19, 2023

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1. INTRODUCTION

In Old Saybrook, a significant part of the character of the town is its natural resource base. Its forested upland ridge systems, its lakes, ponds and streams, its wetlands, both tidal and inland, and its connection to Long Island Sound and the Connecticut River not only characterize its historical and cultural development but also differentiate it from other shoreline towns. Conservation of these open spaces has far broader implications than the protection of the habitat and wildlife that it supports; continued preservation of open space furthers the town's overall goal of enhancing the New England small town character for which it is known. For instance, the prohibitions against "clear cutting" land within the Gateway Conservation Zone, which overlays the Connecticut River from ridgeline to ridgeline, meets the desire of Old Saybrook to preserve the traditional riverway scene.

Natural areas are reserved for the purpose of protecting natural resources, including plants, animals and water. The maintenance of the quality of natural resources depends on abolishing the threats sometimes associated with development, such as pollution, invasive plant species, and detrimental human activities. All of these threats have the potential for destroying, fragmenting, and degrading wildlife habitat. Water, air, light, and noise pollution can alter a landscape and its inhabitants to favor nuisance species. Nuisance species often out-compete native flora and fauna for food and shelter and exchange species diversity with single species populations.

Recreation in open spaces increases the quality of our lives through the recreational benefits of leisure and exercise. The Town maintains playgrounds, playing fields, beaches and boat launches for active recreation throughout Old Saybrook, as well as parks, trails and scenic overlooks for passive recreation. Recreation in open spaces supports economic functions by promoting "eco-based tourism" and complementing its historical attractions. Additionally, visitors and residents alike learn the value of open space in its protection of ecosystems through the series of educational storyboards placed throughout the years at the parks, trails and scenic overlooks.

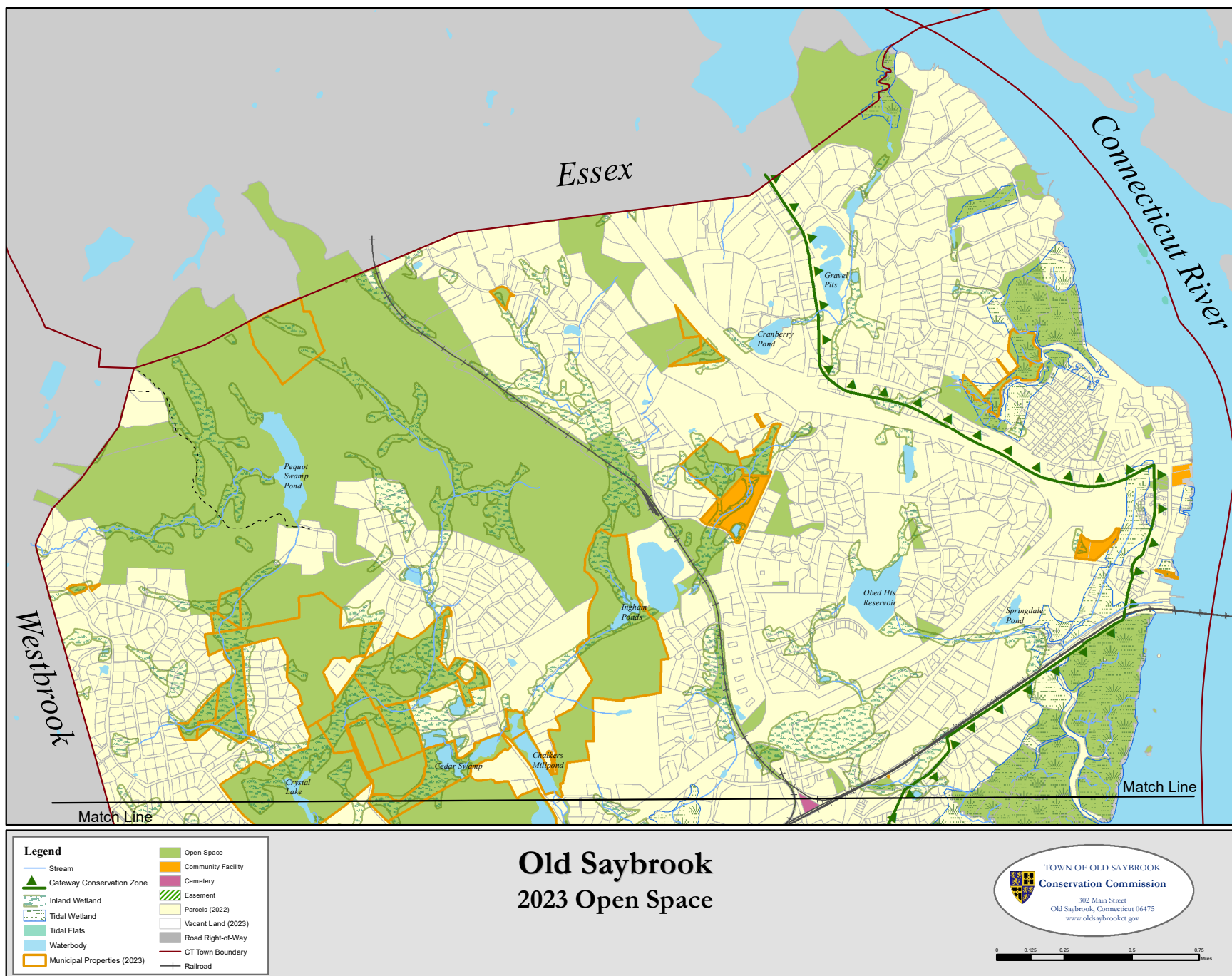
Over the past two decades, it has become undeniably clear that the global climate is changing at an increasing rate, and these changes will affect the Town of Old Saybrook in a number of ways. Sea-level rise projections, which range between 6 – 24" over the next fifty years, will dramatically affect the low-lying areas of Old Saybrook along the Connecticut River and Long Island Sound. Increased storm frequency and intensity will also create the possibility of major property damage to both private land and public infrastructure. Heat and drought, changes to

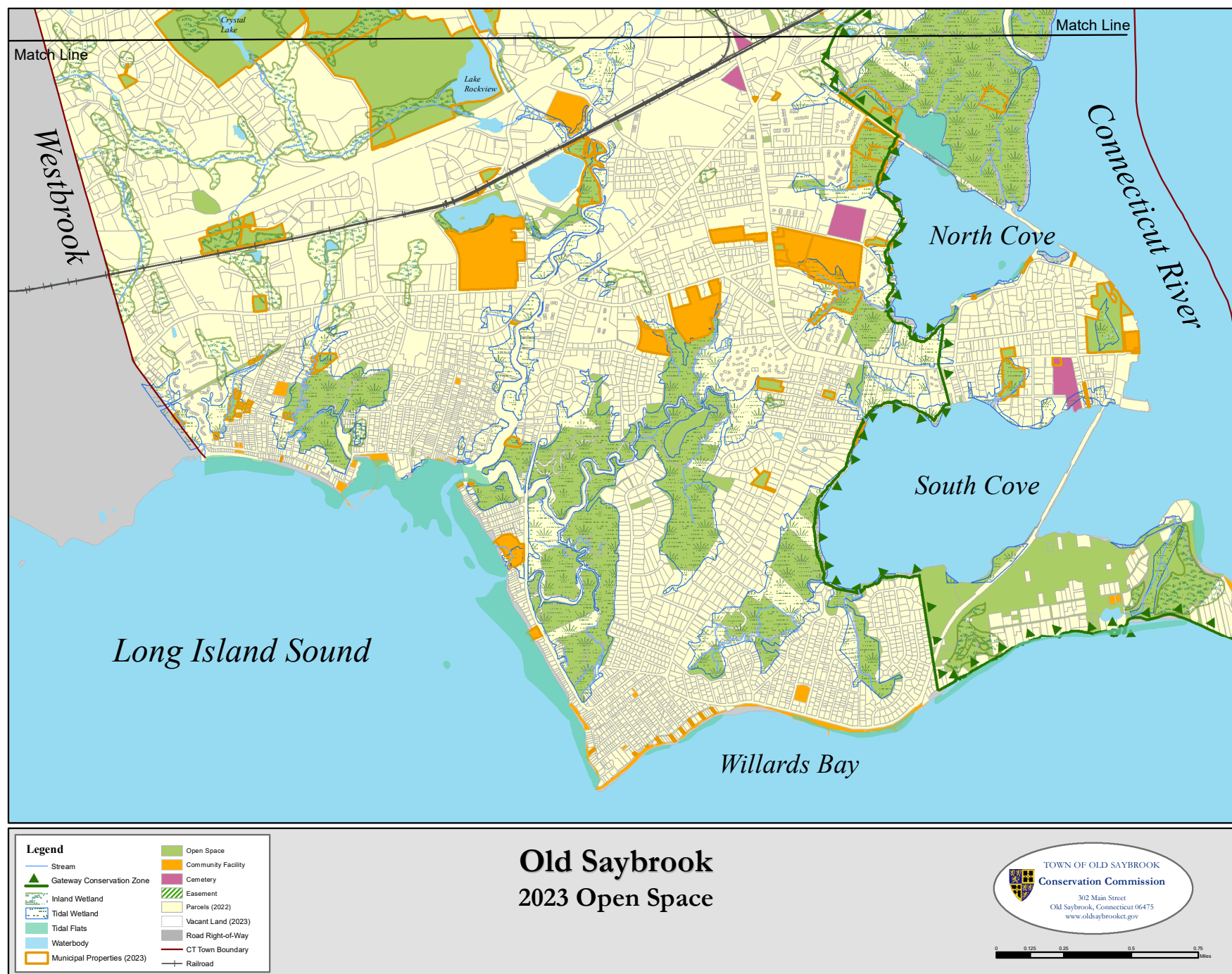
coastal marsh areas, and population and species migration are all projected to be factors that Old Saybrook, and many communities like it, will face. Natural resources and open spaces are not only important features to consider and protect during these changes, but also important attributes that can provide protection and support to people and the built environment.

Regulations regarding building within the Flood Hazard Zones of the low-lying elevations of Old Saybrook not only act as a natural buffer preventing loss of life and property due to flooding but also preserves floodplain habitat for osprey, for instance. Other examples of public health-related regulations include the Aquifer Protection Zone, the purpose of which is to avoid degradation of the quality of groundwater used as a public water supply resource; the Coastal Management Zone, the purpose of which is to conserve soil, vegetation, water, fish, shellfish, wildlife and other coastal land and water resources; and the Connecticut River Gateway Conservation Zone, the purpose of which is to prevent deterioration of the natural or traditional riverway scene.



Gardiner's Landing







Elevated homes in Old Saybrook

2. RECENT STUDIES AND INITIATIVES

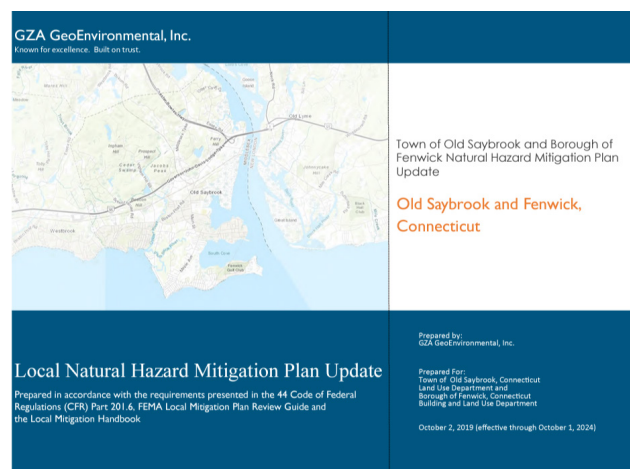
Since the last updates to the Open Space and Natural Resources chapters of the Plan of Conservation and Development, a significant number of individual studies have been undertaken that focus on specific elements of the Town's resources and preparations for a changing world. These include:

Open Space Plan

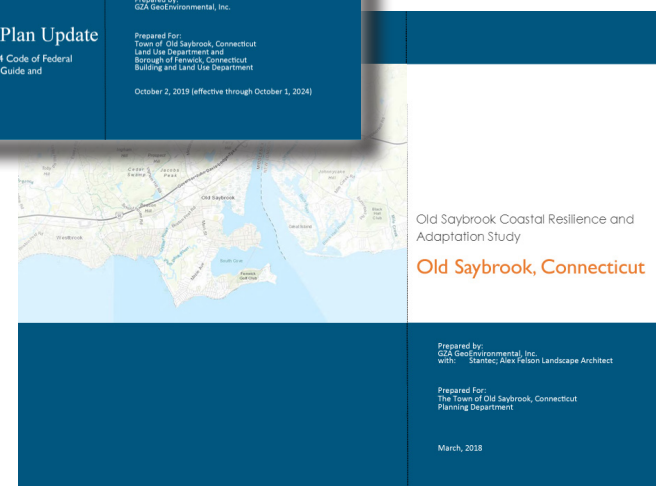
As a vital part of the Plan of Conservation and Development, the Town's Open Space Plan institutes the Town's intentions to strengthen the ecosystem, economics, recreation and public health and safety through conservation and open space. This Plan was created in 2006, about 15 years ago as of this update's adoption. The 2006 report assessed threats to conservation sites and provided goals and policies to guide the Town in the years to follow.

Coastal Resilience Adaptation Study (2018)

The Coast Resilience Adaptation Study was undertaken in 2018 to proactively reduce coastal floor risk and prepare for the future effects of sea level rise. This study presents three broad, overarching strategies for the Town: Retreat, Protect, and Accommodate. The study later specifies what these strategies entail in great detail, and establishes timeframes, responsible entities, and levels of priority.



The front covers of two plans dealing with resiliency, adaptability, and mitigation of natural hazards in Old Saybrook.

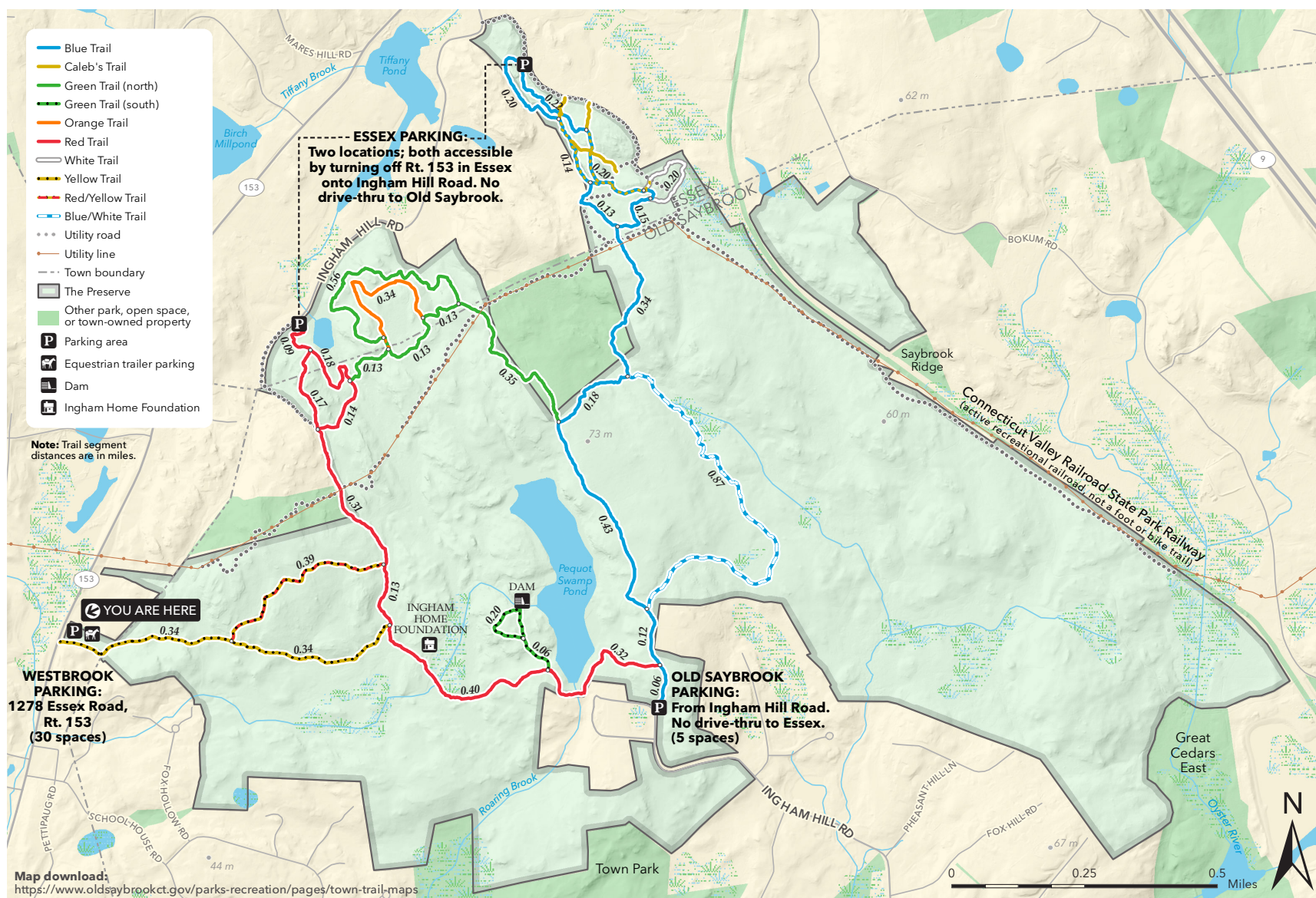


Natural Hazards Mitigation Plan (2019)

The Natural Hazards Mitigation Plan was updated in 2019, and includes a natural hazard risk overview, mitigation strategies, as well as an implementation plan. The strategies include four elements: hazard risk mitigation goals, hazard mitigation implementation and progress, existing hazard mitigation capabilities, and hazard risk mitigation measures/actions.

Sea Level Rise and Climate Change (2015)

The Sea Level Rise and Climate Change Plan was created out of the recommendation of the Town's Natural Hazard Mitigation Plan. The Sea Level Rise Climate Adaption Committee studied how the Town might adapt to and mitigate the effects of climate change and the impacts of sea level rise on Old Saybrook. Through this effort, the Committee devised several initiatives for implementation.



The Preserve

December 2018 interim trails

ESSEX, OLD SAYBROOK, & WESTBROOK, CONNECTICUT

PLEASE:

- Pack out all trash
- Stay on marked trails
- No unauthorized motor vehicles
- Dogs on leash
- No camping or fires
- Cyclists: Use marked trails only; pedestrians have right of way



Copyright © The Trust for Public Land. Information on this map is provided for purposes of discussion and visualization only. www.ct.gov www.essexlandtrust.org www.oldsaybrookct.org www.tpl.org

"The Preserve" Open Space forest spanning Old Saybrook, Essex, & Westbrook



Founders Memorial Park

There are numerous relevant Commissions and Agencies within Old Saybrook that are responsible for development of plans and policies that safeguard the Town's natural resources:

Board of Selectmen

Among the many responsibilities the Board of Selectmen is stewardship of the Town's finances. This includes carefully putting money aside for projects that will make the community a better place in which to live, and the selective preservation of open space is one of these projects. In 2015 the Town partnered with the State of CT and the Town of Essex to acquire a 968 acre parcel known as The Preserve, the largest contiguous coastal hardwood forest remaining in the Northeast, in order to save it from development. The BOS, with the support of other commissions, has also helped preserve natural resources and enhanced the Town's resiliency by strengthening flood regulations to more than the minimum required, updating and implementing the Stormwater Management Plan, and improving pedestrian safety and reducing carbon emissions by incrementally expanding the Town's network of sidewalks. The BOS is also continually looking for ways to reduce trash by diverting various materials such as food waste and textiles from the waste stream. The BOS is also helping to battle invasive species, and recently partnered with a grass-roots organization to eradicate Phragmites from a section of North Cove.

Planning

The Planning Commission is responsible for keeping the Town's Plan of Conservation and Development current and approves subdivisions and municipal improvements in accordance with its Subdivision Regulations and Regulations for Public Improvements. The PC participated in the Sea Level Rise and Coastal Resilience and Adaptation Studies to evaluate the town's coastal flood risk and recommend coastal resilience and adaptation mitigation measures. The PC also developed a Scenic Roads plan which helps preserve the roadside forest canopy

and connect wildlife populations within migratory paths. The PC also holds conservation easements on a number of private lands within the town to protect valuable natural resources.

Zoning

The Zoning Commission regulates land uses for the protection of public health, safety and welfare. To that aim, the Commission has adopted zoning regulations that help protect and enhance the natural environment, including an enhanced riparian buffer along the CT River and tributaries; design standards that prevent air, water and light pollution; flexible parking standards to minimize unnecessary pavement; and landscaping requirements to preserve and enhance vegetative buffers. When evaluating development proposals, the Commission also ensures that proper stormwater and erosion control measures are implemented, and that Coastal Area Management and FEMA flood requirements are met. The Commission established the Conservation zoning district to develop nature-based uses that conserve natural resources. In addition, Old Saybrook's Architectural Review Board (ARB) is responsible for maintaining design standards pertaining to lighting, landscaping, and other environmental issues directly affected during development.

Wetlands

The IWWC is responsible for the protection of inland wetlands and watercourses through the implementation and enforcement of the Town's Inland Wetlands and Watercourses Regulations. Members of the Planning, Zoning, Conservation and Economic Development commissions have seats on the IWWC, helping to ensure that these important resources are given broad consideration throughout the planning and development process. The IWWC reviews permit applications for regulated activities, and can approve, condition, or deny permits depending upon their potential impacts. The Commission works with applicants to balance the use of their property with the protection of the wetlands/watercourses in order to avoid, minimize or mitigate negative impacts to these valuable natural resources. The IWWC enforces their regulations with swift responses to violations, requiring restoration of damaged wetlands when appropriate.



Clark's Pond

Conservation Commission

The Conservation Commission is charged with maintaining an inventory of open spaces within the town in order to obtain information on the proper use of these areas. The Commission also stewards Town-owned open spaces by monitoring boundaries, maintaining trail markers, and reporting maintenance issues. The Commission engages in public education and outreach to promote the health of our natural resources. Their many recent efforts include providing conservation books for the Acton Public Library, establishing a pollinator garden, Town-wide and coastal cleanups, Plastics Free July and Watershed Health Pledge campaigns, conservation education newsletters and articles, and social media outreach. The Commission has sponsored studies of the Town's Great Cedars Conservation Areas to help develop a plan for their use and protection. The Commission also works closely with other Town boards and commissions to ensure that the protection of the environment is widely considered in their various roles.

Connecticut River Gateway Commission

The CT River Gateway Commission is a state-local compact for the protection of the Lower CT River Valley. The area is internationally recognized as a site of vital importance for its ecological, recreational, scenic and historic value. The Commission is dedicated to preserving the natural and traditional riverway by regulating certain uses within the Gateway Conservation Zone in the eight member towns, including Old Saybrook, bordering the lower area of the CT River. The CT River Gateway Standards prohibit the removal of vegetation within 50 feet of the shoreline, but Old Saybrook has gone a step further by establishing a 100-foot "Riparian Buffer Area" to provide enhanced protection of the CT River and tributaries.

Shellfish Commission

The Town has an active Shellfish Commission that is working to restore the historically booming commercial oyster fishing industry in Old Saybrook. The Commission has been conducting regular water sampling for several years to ensure the harvesting of shellfish is safe. They have also been monitoring the oyster population and depositing oyster shells to provide more habitat. The Commission's goal is to have the local waters certified by the State so that Old Saybrook can open to commercial oyster fishing. The proceeds of this program could enable the Town to provide recreational shell fishing to the general public.

Aquifer Protection Agency

The APA regulates certain uses within the Town's two designated Aquifer Protection Areas in order to safeguard the public drinking water supply from potential contamination. The agency is responsible for registering and inspecting these uses to ensure compliance with the Aquifer Protection Area Regulations.

Sustainable CT

Old Saybrook has participated in the Sustainable CT program since its inception in 2018 and has notably attained Silver Certification. Through this program, the town has completed a long list of actions that make Old Saybrook more resilient, healthy and inclusive. These actions include improvements in "walkability", energy efficiency, open space preservation, support for local businesses, and much more. The town is committed to continually working on sustainable improvements that will benefit residents and visitors now and long into the future.



Aerial photo showing Back River and the neighborhood of Banbury Crossing

3. GUIDING PRINCIPLES FOR NATURAL RESOURCES

CONNECTIVITY

As a town located at the confluence of the Connecticut River and Long Island Sound, Old Saybrook deeply understands its connection with natural resources. Its relationship with water, shoreline, upland forests and other elements of the natural world have shaped and continue to define the town's growth. The Town seeks to foster and support stronger interconnectedness between **existing and planned** open spaces, water systems, natural habitats while also linking its residents to safe and sustainable experiences of these resources. Having a direct experience of Old Saybrook's natural resources is critical to a community's sense of well-being and is a significant component of the town's renowned quality of life.

OPPORTUNITY

The recreational, aesthetic, preservation, and economic opportunities presented by Old Saybrook's natural resources are vast. The Connecticut River, Long Island Sound shoreline, and abundant open spaces are all significant assets for both residents and visitors. The Town will seek to expand public access to and appreciation of these resources by a variety of appropriate methods while encouraging **active stewardship** and protection to ensure their continued vitality.

PREPAREDNESS & RESILIENCE

Old Saybrook's outstanding natural resources, particularly related to the Connecticut River and Long Island Sound, also present a significant challenge in an era of accelerating climate change. Rising sea levels, increasing frequency and severity of storm events, and the potential for damage to beaches, homes, businesses, and infrastructure are major concerns. The Town will seek to focus its investments and policies to identify the most critical resources for protection and use those resources to contribute to the community's resilience to natural hazard events. The Town, working in coordination with the Region, the State, and neighborhood and beach communities, will also continue to increase understanding of natural hazards, Old Saybrook's preparedness for hazard events, and its balanced approach to reducing future losses.

VITALITY

Protecting and enhancing the natural environment and abundant resources that have defined Old Saybrook is key to the community's vitality. Increased community use of parks, protected open spaces, trail systems, beaches, and shoreline resources not only fosters a stronger sense of the Town's vibrant character, but it also improves community well-being and builds support for protection and stewardship of these resources. The Town will seek to promote the outdoor world of Old Saybrook as a critical component of its strength and growth as a community.

SUSTAINABILITY

The Town will strive to direct its policies and investments toward actions that enhance the environment, account for changing climatological conditions, promote social equity and encourage economic growth. While closely managing new development in climate- and environmentally sensitive areas, the Town will both encourage private and public improvements to existing structures to withstand changing conditions and invest in protecting natural lands that can help mitigate rising sea levels, storm effects, and safeguard critical natural habitats.



View of North Cove

4. POLICIES & ACTIONS

POLICY 1: Continue strategic acquisition and stewardship of open spaces

- a. Expand on the Preserve by identifying adjacent properties for acquisition and preservation, as well as adding to the Town's upland open space holdings in the areas north of I-95
- b. Seek to purchase additional land near the Town Beach and Harvey's Beach to address erosion losses
- c. Identify properties that would provide connections between existing open space, critical habitat areas, and recreational greenways, including Great Cedars East and West
- d. Prioritize a portion of municipal open space funding for stewardship of existing open space holdings
- e. Formalize and strengthen partnerships with land trusts, the Nature Conservancy, and State of Connecticut on collaborative stewardship efforts for the Preserve and other open spaces
- f. Empower local volunteers to assist with open space and trail maintenance
- g. Seek opportunities within established neighborhood to develop pocket parks
- h. Discourage incompatible municipal uses adjacent to or within sensitive open spaces

POLICY 2: Connect People with Natural Resources

- a. Work with neighboring communities on shoreline greenway and blueway connections
- b. Improve and promote public access points to shoreline and riverfront
- c. Conduct a review of protected open space holdings to identify opportunities to expand both vehicular and non-motorized public access
- d. Develop, through Parks & Recreation and Economic Development, an interactivity plan to encourage use of shoreline access points, municipal park land, and protected open space
- e. Encourage use of open space for low-impact cultural events and performances
- f. Promote Old Saybrook's natural resources as an economic development driver
- g. Foster public-private partnerships to fund dredging projects to reduce sedimentation of South Cove and harbor areas for access to water-based recreation and business
- h. Work with marinas to encourage visitation of Old Saybrook and foster tourist connections between marinas and commercial center of town



Town Beach

POLICY 3: Protect Old Saybrook's Critical Natural Resources

- a. Empower the Shellfish Commission, along with Economic Development, to seek opportunities to expand shellfish resources and businesses, including setting targets for habitat enhancement
- b. Seek funding and support for removal of phragmites, hydrilla, and other priority invasives and fostering the restoration of native species
- c. Strengthen development restrictions in sensitive habitat areas, including reductions in construction density and impervious surfaces
- d. Require low-impact development approaches for all new construction
- e. Investigate incentives to encourage private adoption of green building techniques and distributed solar power installations
- f. Increase public education and outreach efforts to maintain and develop pollinator pathways
- g. Develop maps of critical habitat to seek opportunities for protection through partnership, regulation, or acquisition
- h. Work with beach communities and partners to identify causes of erosion and explore mitigation options
- i. Engage the National Estuarine Research Reserve as a partner for habitat preservation and enhancement
- j. Refer to wetlands regulations and policies to ensure that they prioritize protection over mitigation in accordance with State requirements
- k. Review and consider modification to Aquifer Protection Regulations to ensure sufficient protection of Holbrook and Saybrook Aquifer areas
- l. Work with Gateway Commission to ensure conservation policies are regularly updated and appropriate to changing river conditions
- m. Continue active monitoring of wastewater management concerns and seek opportunities for smaller-scale community solutions
- n. Strengthen regulation concerning development along designated Scenic Roads
- o. Increase resources to the Tree Warden and property owners to focus on tree stewardship and prevent spread of invasive species that threaten tree health.

POLICY 4: Proactively Plan for Climate Change Impacts and Resilience

- a. Coordinate town-wide resilience and mitigation efforts across neighborhoods, beach associations, and land trusts to improve communications, efficiencies, and mutual benefits
- b. Develop a common list of priority projects for addressing high-vulnerability properties
- c. Continue to implement the recommendations of Sea Level Rise report
- d. Work with FEMA and UConn-CIRCA on updated understanding of sea level rise impacts and flood-prone areas, including expanding public outreach efforts and updates to regulations
- e. Focus municipal infrastructure investment on elevating or relocating critical facilities out of flood areas
- f. Work with neighboring shoreline communities on a shoreline hazard and resilience study
- g. Actively pursue implementation of Natural Hazards Mitigation Plan to safeguard critical community facilities
- h. Reduce repetitive loss properties through strategic acquisition and encouragement of planned retreat
- i. Continue to coordinate with Sustainable CT in developing municipal policy and investment decisions
- j. Increase efforts to accommodate electric vehicle charging facilities
- k. Continue implementation of Stormwater Management and MS4 Plans to reduce impact of stormwater on property and municipal stormwater management systems



North Cove boats

5. IMPLEMENTATION

Action Items	Lead Organization	Partner Entities	Priority
POLICY 1: Continue strategic acquisition and stewardship of open spaces			
1a. Build on the Preserve by identifying adjacent properties for acquisition, as well as adding to the Town's upland open space holdings in the areas north of I-95	Planning/Conservation Commission	Board of Selectmen	Moderate - Year 1-5
1b. Seek to purchase additional land near the Town Beach and Harvey's Beach to address erosion losses	Conservation / Planning Commission	Board of Selectmen	High - Year 2
1c. Identify properties that would provide connections between existing open space, critical habitat areas, and recreational greenways, including Great Cedars East and West	Planning/Conservation Commission		Moderate - Year 3
1d. Prioritize a portion of municipal open space funding for stewardship of existing open space holdings	Board of Selectman/ Planning Commission		Moderate Year 2-5
1e. Formalize and strengthen partnerships with land trusts, the Nature Conservancy, and State of Connecticut on collaborative stewardship efforts for the Preserve and other open spaces	Planning/Conservation Commission	Board of Selectmen	Moderate - Year 1-3
1f. Empower local volunteers to assist with open space and trail maintenance	Conservation Commission	Parks and Recreation Commission	Moderate - Year 3-5
1g. Seek opportunities within established neighborhoods to develop pocket parks	Parks and Recreation Commission	Conservation Commission	Moderate - Year 2-5
1h. Discourage incompatible municipal uses adjacent to or within sensitive open spaces	Planning / Zoning Commission	Conservation Commission	High - Year 1 and ongoing

Action Items	Lead Organization	Partner Entities	Priority
POLICY 2: Connect People with Natural Resources			
2a. Work with neighboring communities on shoreline greenway and blueway connections	Conservation Commission / Board of Selectmen	Planning Commission	Moderate - Year 3-5
2b. Improve and promote public access points to shoreline and riverfront	Conservation Commission / Parks and Recreation Commission	Planning Commission / Zoning Commission	Moderate - Year 2-5
2c. Conduct a review of protected open space holdings to identify opportunities to expand both vehicular and non-motorized public access	Conservation Commission / Town Staff	Planning Commission	Moderate - Year 2-5
2d. Develop, through Parks & Recreation and Economic Development, an interactivity plan to encourage use of shoreline access points, municipal park land, and protected open space	Parks & Recreation Commission	Economic Development Commission	Moderate - Year 3-5
2e. Encourage use of open space for low-impact cultural events and performances	Parks & Recreation/ Conservation Commission	Youth & Family Services	Moderate - Year 4
2f. Promote Old Saybrook's natural resources as an economic development driver	Economic Development Commission	Conservation Commission / Town Staff	Moderate - Year 1 and ongoing
2g. Foster public-private partnerships to fund dredging projects to reduce sedimentation of South Cove and harbor areas for access to water-based recreation and business	Town Staff	Harbor Management Commission	Moderate - Year 2-5
2h. Work with marinas to encourage visitation of Old Saybrook and foster tourist connections between marinas and commercial center of town	Harbor Management Commission	Economic Development Commission	Moderate - Year 3

Action Items	Lead Organization	Partner Entities	Priority
POLICY 3: Protect Old Saybrook's Critical Natural Resources			
3a. Empower the Shellfish Commission, along with Economic Development, to seek opportunities to expand shellfish resources and businesses, including setting targets for habitat enhancement	Shellfish Commission / Economic Development Commission		Moderate - Year 4
3b. Seek funding and support for removal of phragmites, hydrilla, and other priority invasives and fostering the restoration of native species	Inland Wetlands & Watercourses Commission / Harbor Management Commission	Board of Selectmen	High - Year 1-3
3c. Strengthen development restrictions in sensitive habitat areas, including reductions in construction density and impervious surfaces	Planning / Zoning Commissions	Conservation Commission	High - Year 2-5
3d. Require low-impact development approaches for all new construction	Planning / Zoning Commissions	Town Staff	High - Year 1
3e. Investigate incentives to encourage private adoption of green building techniques and distributed solar power installations	Building Official/ Conservation Commission		Moderate - Year 3-5
3f. Increase public education and outreach efforts to maintain and develop pollinator pathways	Conservation Commission	Town Staff	Moderate - Year 2 and ongoing
3g. Develop maps of critical habitats to seek opportunities for protection through partnership, regulation, or acquisition	Inlands Wetlands/ Parks & Recreation/ Conservation Commission	Town Staff	High - Year 2
3h. Work with beach communities and partners to identify causes of erosion and explore mitigation options	Town Staff	Harbor Management Commission	High - Year 1-3

Action Items	Lead Organization	Partner Entities	Priority
3i. Engage the National Estuarine Research Reserve as a partner for habitat preservation and enhancement	Conservation Commission		Moderate - Year 4-5
3j. Refer to wetlands regulations and policies to ensure that they prioritize protection over mitigation in accordance with State requirements	IWWC/ DEEP/ Town Staff	Planning / Zoning Commissions	Moderate - Year 2
3k. Review and consider modification to Aquifer Protection Regulations to ensure sufficient protection of Holbrook and Saybrook Aquifer areas	Aquifer Protection Agency		Moderate - Year 4
3l. Work with Gateway Commission to ensure conservation policies are regularly updated and appropriate to changing river conditions	Aquifer Protection Agency/Planning/ Conservation Commission	CT River Gateway Commission	High - Year 1 and ongoing
3m. Continue active monitoring of wastewater management concerns and seek opportunities for smaller-scale community solutions	Water Pollution Control Authority		Moderate - Year 1 and ongoing
3n. Strengthen regulations concerning development along designated Scenic Roads	Planning / Zoning Commissions	Town Staff	Moderate - Year 5
3o. Increase resources to the Tree Warden and property owners to focus on tree stewardship and prevent spread of invasive species that threaten tree health.	Board of Selectman/ Conservation Commission	Board of Selectmen	Moderate - Year 4

Action Items	Lead Organization	Partner Entities	Priority
POLICY 4: Proactively Plan for Climate Change Impacts and Resilience			
4a. Coordinate town-wide resilience and mitigation efforts across neighborhoods, beach associations, and land trusts to improve communications, efficiencies, and mutual benefits	Planning Commission/ Board of Selectman		High - Year 1-2
4b. Develop a common list of priority projects for addressing high-vulnerability properties	Planning Commission	Conservation Commission	High - Year 1
4c. Continue to implement the recommendations of Sea Level Rise report	Inlands Wetlands/ Board of Selectman	Planning Commission	Moderate - Year 2 and ongoing
4d. Work with FEMA and UConn-CIRCA on updated understanding of sea level rise impacts and flood-prone areas, including expanding public outreach efforts and updates to regulations	Planning Commission	Town Staff	Moderate - Year 3-5
4e. Focus municipal infrastructure investment on elevating or relocating critical facilities out of flood areas	Board of Selectmen	Planning Commission	High - Year 1-5
4f. Work with neighboring shoreline communities on a shoreline hazard and resilience study	Conservation / Planning Commission	Town Staff	High - Year 2-5
4g. Actively pursue implementation of Natural Hazards Mitigation Plan to safeguard critical community facilities	Planning Commission / Board of Selectmen	Town Staff	Moderate - Year 2 and ongoing
4h. Reduce repetitive loss properties through strategic acquisition and encouragement of planned retreat	Planning Commission	Board of Selectmen	Moderate - Year 3-5
4i. Continue to coordinate with Sustainable CT in developing municipal policy and investment decisions	Board of Selectmen	Sustainable CT	Moderate - Year 1 and ongoing
4j. Increase efforts to accommodate electric vehicle charging facilities	Planning Commission	Board of Selectmen	Moderate - Year 3-5
4k. Continue implementation of Stormwater Management and MS4 Plans to reduce impact of stormwater on property and municipal stormwater management systems	Town Staff	Planning Commission	Moderate - Year 1-5