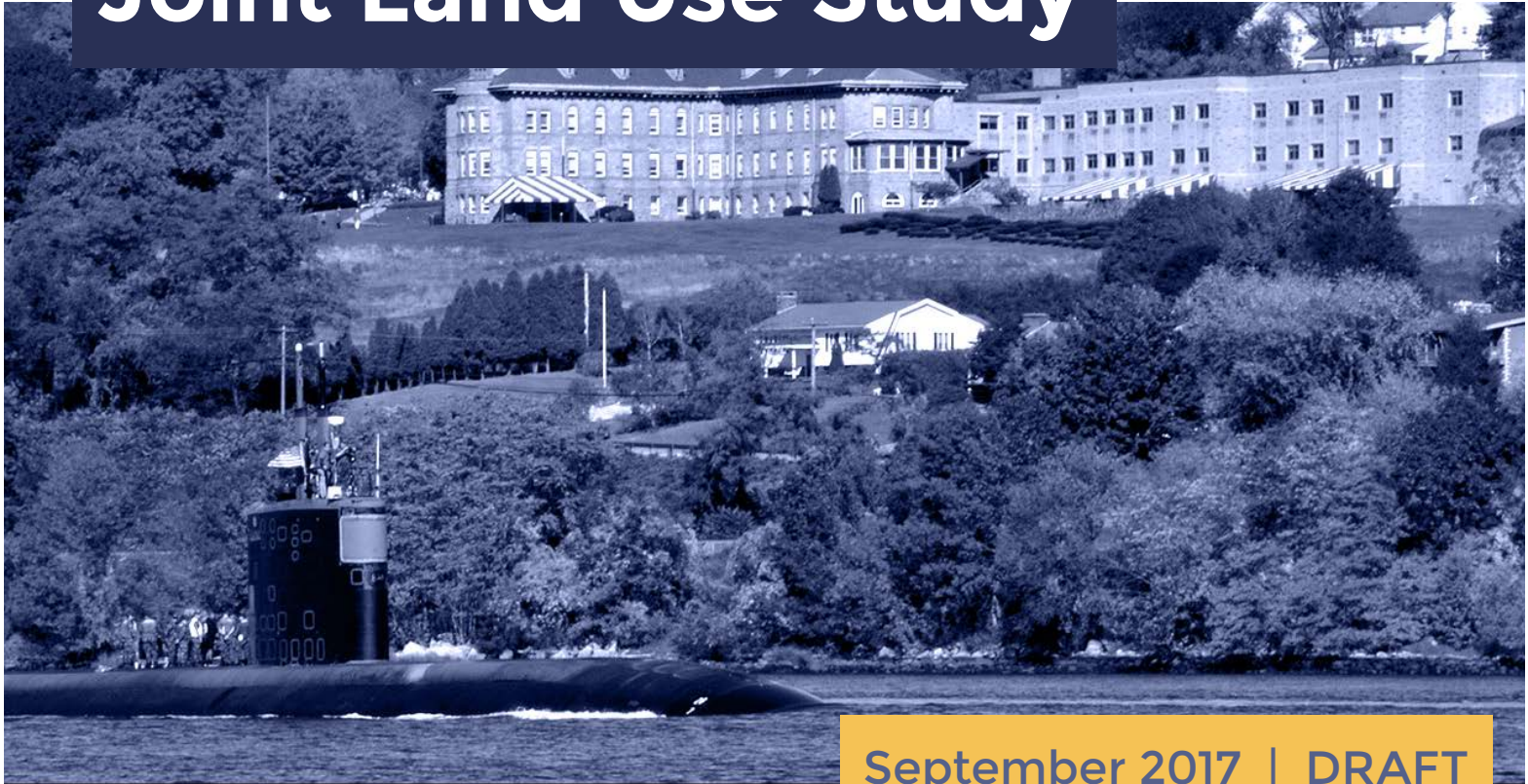




SUBASE
New London
JLUS

SUBASE New London

Joint Land Use Study



September 2017 | DRAFT

PREPARED UNDER CONTRACT WITH:

SCCOG Southeastern Connecticut
Council of Governments

PREPARED BY:

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Thank you,

project partners:



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Connecticut Council of
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Naval Submarine
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Town of
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City of
Groton



Town of
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Town of
Waterford



Town of
Montville



City of
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ACRONYMS

ACOE	Army Corps of Engineers	MPTN	Mashantucket Pequot Tribal Nation
ADT	Average Daily Traffic	MS4	Municipal Separate Storm Sewer System
BBC	Balfour Beatty Communities	MSIF	Main Street Improvement Fund
BRAC	Base Realignment and Closure	MWR	Moral Welfare and Recreation
CAD	Confined Aquatic Disposal	NDDB	Natural Diversity Data Base
CAM	Coastal Area Management	NECR	New England Central Railroad
CBDG	Community Block Development Grant	NFIP	National Flood Insurance Program
CEDS	Comprehensive Economic Development Strategy	NLDS	New London Disposal Site
CFR	Code of Federal Regulations	NMDD	Nautilus Memorial Design District
CMAQ	Congestion Mitigation and Air Quality Improvement	NSMRL	Naval Submarine Medical Research Laboratory
CMEEC	Connecticut Municipal Electrical Energy Cooperative	NSSF	Naval Submarine Support Facility
CPA	Connecticut Port Authority	OEA	Office of Economic Adjustment
CTDOT	Connecticut Department of Transportation	OFHEO	Office of Federal Housing Enterprise Oversight
CVRR	Central Vermont Railroad	OMA	Office of Military Affairs
DEEP	Department of Energy & Environmental Protection	OSTA	Office of the State Traffic Administration
DoD	Department of Defense	PAO	Public Affairs Office
DoE	Department of Education	PC	Policy Committee
EOL	Explosive Operating Location	PILOT	Payment in Lieu of Taxes
ELDS	Eastern Long Island Sound Disposal Site	POCD	Plan of Conservation and Development
EPA	Environmental Protection Agency	PPP	Public Private Partnership
ESQD	Explosive Safety Quantity Distance	PPV	Public Private Venture
FEMA	Federal Emergency Management Agency	RCDC	Renaissance City Development Corporation
FNP	Federal Navigation Projects	RPOCD	Regional Plan of Conservation and Development
GDEB	General Dynamics Electric Boat	SCCOG	Southeastern Connecticut Council of Governments
GDP	Gross Domestic Product	SCRPA	Southeastern Connecticut Regional Planning Agency
IBA	Important Bird Area	SEAT	South East Area Transit
IDP	Installation Development Plan	seCTer	Southeastern Connecticut Enterprise Region
IMPLAN	Impact Analysis for Planning	SUBASE	Submarine Base
JLUS	Joint Land Use Study	TC	Technical Committee
LEA	Local Education Agency	TIF	Tax Increment Financing
LID	Low Impact Development	TIGER	Transportation Investment Generating Economic Recovery
LODES	Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics	TRIP	Thames River Innovation Place
MCP	Municipal Coastal Program	UCONN	University of Connecticut
MDP	Municipal Development Plan	USCG	United States Coast Guard
MOU	Memorandum of Understanding	USCGA	United States Coast Guard Academy
MPO	Metropolitan Planning Organization	WPCA	Water Pollution Control Authority
		WPRD	Water Protection Resource District

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CHAPTER 1

Introduction



SUBASE
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SUBASE NEW LONDON JLUS PROCESS



Figure 1.1. SUBASE New London JLUS development phases

OVERVIEW

A Joint Land Use Study (JLUS) is a cooperative land use planning effort between local government and military installations. It seeks to ensure the lasting compatibility of military installations and their neighboring communities. A JLUS creates a policy framework and recommended strategies that support a healthy economy, environment, and community, while safeguarding the military mission.

This JLUS is focused around Submarine Base New London (SUBASE), and its neighboring towns of Groton, Ledyard, Waterford, and Montville, and Cities of Groton and New London. The study is sponsored and managed by the Southeastern Connecticut Council of Governments (SCCOG). This is a 12-month effort primarily funded by the Department of Defense (DoD) Office of Economic Adjustment (OEA) with contributions from SCCOG and participating municipalities.

WHY DOES THE JLUS PROGRAM EXIST?

Many military installations were originally located in remote areas and conflicts between military operations and their neighboring communities can arise as development around installations intensifies and expands. Through the JLUS process, these growth conflicts can be anticipated, identified, and prevented. There have been over 130 JLUS's completed since the program's inception.

WHAT ARE TYPICAL JLUS RECOMMENDATIONS?

JLUS recommendations may include revisions to community planning documents and land use and development controls, such as zoning. They may also include efforts to improve public relations, education, and coordination between the military installation and its neighboring communities.

The JLUS itself will not change any land use requirements, authorize new military activities, or evaluate individual projects in the area.

Project Process

The SUBASE New London JLUS project was developed in four phases. The culmination of Phases 1 through 4 is this document, which includes a summary of the study area, the compatibility analysis, and implementation strategies.

PROJECT SPONSOR

Southeastern Connecticut Council of Governments

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Town of Groton

Town of Ledyard

Town of Montville

City of New London

Town of Waterford

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PROJECT GOALS

- **Compatible community development.** Encourage cooperative land use planning between SUBASE New London and the surrounding communities to ensure future development is compatible with military training and operations. Collaborate to support waterfront economic development.
- **Reduced operational impacts on adjacent lands.** Seek ways to reduce the installation's impact on its neighbors and protect the public health, safety, and welfare of those living near the military installation.

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