



# TOWN OF STONINGTON CONSERVATION COMMISSION REGULAR MEETING

## **DRAFT AGENDA** **March 23, 2009**

There will be a Regular Meeting of the Conservation Commission on Monday, March 23, 2009 at 7:00PM at the Stonington Police Station, 173 South Broad Street, Pawcatuck, CT

1. Call to order
2. Review of Town Developments and Proposals:
  - a. **PZ0905RA Carol Holt** - Zoning Regulations Text Amendment to clarify ZR Sections 2.7 & 2.9 enabling minor lot line adjustments such that buildable status of properties remains unaffected.
  - b. **PZ0907ZC Town of Stonington (PZC)** - Request Zone Change for properties currently zoned as LI-130 to GBR-130 (Map/Block/Lot: 70/1/4, 70/1/4A, 70/1/5, 71/1/1, 71/1/1A & part of 84/1/2 ), realignment of LI-130 zoning district boundary with rear property lines (MBL: 70/1/1, 70/1/2 & 70/1/3), & realignment of LI-130 zoning district boundary to be offset 50 feet of property line of Map 70 Block 1 Lot 3 onto Map 70 Block 1 Lot 4A. Properties are located off Taugwonk Road, Stonington.
  - c. **PZ0911RA Town of Stonington (PZC)** – Zoning Regulations Text Amendments to Article II Section 2.6 – Non-Conforming Use & Bulk; Article V Sections 5.1.2 & 5.1.3 – Use & Bulk Tables; Article VI Section 6.1 – Special Use Permits, Section 6.23 – Traffic Impact Study, & Section 6.24 – Archaeology Study; & Article VIII Section 8.3 – Site Plan Submissions, Section 8.4 – Plan Requirements, Section 8.6 – Bonding Requirements, Section 8.7 – Fee Schedule, Section 8.8 – Impact Statement, Section 8.9 – Public Hearings, and Section 8.10 – Zoning Board of Appeals.
  - d. **PZ0912RA Town of Stonington (PZC)** - Zoning Regulations Text Amendment to replace all portions of existing language in Section 6.6.22 – Open Space Development, and the addition of OSD's in the RA-20 and RA-15 zoning districts.
  - e. **PZ0913RA Pine Point School** - Zoning Regulations Text Amendment to Article VII to create regulations for Alternative Energy Systems: Section 7.22 (Renewable Energy Systems) and Subsection 7.22.1 (Small Wind Energy Systems).
  - f. Any pending applications and new preliminary proposals
3. Open Space Subcommittee
  - a. Discussion of parcels for preservation in Pawcatuck and other locations
4. Old Business
  - a. Discussion of HI-60 Zoning Regulations
  - b. Discussion of Revisions to Neighborhood Development District (NDD) Zoning Regulations
  - c. Mystic River Dam Committee
  - d. Discussion of Stonington's 200 Greatest Roadside Trees
  - e. Discussion of Wequetequock Cove water quality study and water quality testing for streams
  - f. Discussion of possible Taugwonk Road zone change from LI-130 to GBR-130
  - g. Discussion of 2/2/09 meeting with chair of the Economic Development Commission
  - h. Looking Forward to 2009 - Discussion of possible regulation changes to bring about short term economic benefits to the Town including floor area ratio and setback requirements in the RC-120 and GBR-130 zoning districts, accessory apartments and vegetable production greenhouses
  - i. Discussion of Alternative Energy Options for the Town: Helical Wind Turbine Study – Stuart Cole
  - j. Regulations to encourage large scale greenhouse vegetable production
5. New Business
6. Review of February 23, 2009 draft minutes
7. Adjournment

Stanton Whitney Simm, Jr. Chairman