



# TOWN OF STONINGTON CONSERVATION COMMISSION SPECIAL MEETING

## AGENDA May 2, 2011

There will be a Special Meeting of the Conservation Commission on Monday May 2, 2011 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. **PZ1106RA Town of Stonington PZC (FEMA)** – FEMA-mandated Zoning Regulations Text Amendment to adopt revised regulations for development in designated FEMA floodplains that meet or exceed the minimum federal standards of 44 CFR 60.3 and new state requirements.
  - b. **PZ1111RA Masons Island Landing, LLC (John Casey)** - Zoning Regulations Text Amendment to Section 1.2.2 Definitions, Specific: additions and/or changes include: Building, Principal; Floor; Floor Area Gross (GFA); Headroom, Structural; and Roofed Over Space.
  - c. **PZ1114RA Mystic Seaport Museum & Sea Research Foundation** - Zoning Regulations Text Amendment to Section 7.12.7.7 Special Detached Banners.
  - d. **PZ1112SD & SUP Richard C. Panciera Remainder Trust II** – Eight-lot Resubdivision and Special Use Permit applications for the development of 68 attached-housing units and 7 single-family residences. Property located at Mary Hall & Greenhaven Roads, Pawcatuck, CT. Assessor's Map 7, Block 1, Lot 44. Zones RA-20, RM-20, & RR-80.
  - e. **PZ1115RA TOS Conservation Commission** - Zoning Regulations Text Amendment to Section 3.1.4 Residential GBR-130, RC-120 Zones Buffer Requirements & Section 5.1.1 Residential Zone Bulk Requirements. Changes to 100-foot non-infringement area & side yard setback (GBR-130 only).
  - f. Any pending applications and new preliminary proposals.
3. Open Space Parcels
  - a. Discussion of parcels for preservation.
4. Old Business
  - a. Mystic River Dam Committee.
  - b. Discussion of Stonington's 200 Greatest Roadside Trees.
  - c. Discussion of Alternative Energy Regulations.
  - d. Discussion of Modifications to GBR-130 Zone Non-Infringement Area and Bulk Regulations.
  - e. Discussion of Progress on Plan of Conservation and Development's Open Space Plan.
  - f. Discussion of Open Space and Conservation Easement Transfers for Ongoing and Past Subdivisions.
5. New Business
  - a. Discussion of Retention of Approved Building Envelopes on Existing Properties.
6. Review of February 28 & March 28, 2011 minutes.
7. Adjournment

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STONINGTON, CT  
11 APR 26 AM 10:15  
CYNTHIA LADWIG  
TOWN CLERK