

Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on February 24, 2014
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order: Called to order by Vice Chairman Stuart Cole at 7:10 p.m. Commission members also in attendance were Walter Grant, Ben Baldwin and Tim Bell. Members Stanton Simm, Jim Friedlander, Sheila Lyons and Bob Dewire and Town Planner Keith Brynes were absent. Members of the public were present.

2. Review of Town Developments and Proposals

2a. PZ1401SD & GPP Standard Oil Co. of South Minster (Craig White) - Subdivision application for a 3 lot re-subdivision of a 17.18 acre parcel. Property located at 248

New London Trpk., Stonington. Assessor's Map 138 Block 3 Lot 10A. Zone GBR-130. The proposed Smoke House Estates re-subdivision calls for 3 lots served by one common driveway. Lot 1 is a rear lot of 7.93 acres with the existing residence and a guesthouse is also proposed for this lot. Lot 2 of 3.99 acres is a front lot with a house site near the intersection of Routes 184 & 201. Lot 3 is a rear lot of 5.98 acres. There was discussion on whether an open space set aside or fee in lieu of open space was required as it not mentioned on the plan or application. It was noted that the historic Whittlesey Cemetery (138-3-10B) is accessed via this property and that trees are not depicted on the plan.

MOTION: We ask when the original subdivision was granted and whether open space was set aside at that time. We see no notation of open space or a request for a fee in lieu of open space on the plan or application and ask if it is not required. We request deeded public access to the Whittlesey Cemetery (Bell, Grant). Passed unanimously.

2b. Toll Brothers – Discussion of pending open space dedication for previously approved Old Mystic Estates Subdivision currently under construction by Toll Brothers. Property located at Whitehall Ave., Jerry Browne Rd., & Pequot Trail, Old Mystic. Application #PZ0360SD, SUP & GPP. Not discussed as no new information has been received.

3. Old Business

3a. Mystic River Dam Committee – An update on the dam removal project is required.

3b. Discussion of Stonington's 200 Greatest Roadside Trees – No new information

3c. Discussion of Open Space and Conservation Easement Transfers for Ongoing and Past Subdivisions. No known change.

3d. Discussion of 2014 Plan of Conservation and Development.

3e. Discussion of Updates to 2007 Open Space Plan – Stuart Cole said that Chairman Stanton Simm wishes to discuss these topics (3d & 3e) when he is present at our next meeting.

3f. Installing signs on Town open space properties. Ben Baldwin said that the Highway Department has erected the 'Stonington Conservation Land' sign on a post at 23 Bittersweet Way. He posted signs at the open space of the Dunns Court subdivision (parcel 138-2-1D).

3g. Any Other Old Business. None.

4. Open Space Parcels

4a. Discussion of parcels for preservation – Not discussed.

5. New Business

5a. Stuart Cole reported that the ConnDOT "Transplan" transportation plan public meeting will be held at 6 pm Thursday at the New London Public Library. Walter Grant said he would be attending.

5b. Stuart Cole said the public utilities regulatory authority (PURA) would be holding a hearing on electric rates in Norwich at 6:30 pm tomorrow.

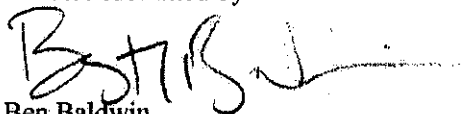
5c. Correspondence: Multi Modal Transportation Study for Mystic Seaport Area CD-ROM that was announced on the Town website on 2/4/2014. Ben Baldwin will review.

6. Review of minutes

The minutes of 1/27/2014 were approved as submitted (Walter Grant, Tim Bell). Passed unanimously.

7. Adjournment – Motion to adjourn (Walter Grant). Made at 7:55 p.m.

Minutes submitted by



Ben Baldwin

Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting on 7/28/2014.