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Town of Stonington Conservation Commission
DRAFT Minutes of a Regular Meeting held on October 27, 2014
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order: Called to order by Chairman Stanton Simm at 7:05 p.m. Commission members also in attendance were Jim Friedlander, Stuart Cole, Ben Baldwin, Walter Grant, Sheila Lyons and Tim Bell. Member Bob Dewire and Town Planner Keith Brynes were absent. Members of the public were present.

2. Review of Town Developments and Proposals

2a. a. PZ1417SD Woods Road Development, LLC (Ball Consulting) - Subdivision application for a 2-lot subdivision of a 10.8 acre parcel. Property located on the southerly side of Pequot Trail, Stonington. Assessor's Map 96 Block 3 Lot 4. Michael J. Scanlon, III, LS of DiCesare Bentley Engineers/Surveyors/Planners showed a proposed 2-lot subdivision of the 10.8-acre parcel with a 1.31-acre open space set aside and asked if a combination set aside and fee in lieu would be acceptable as 15% equals 1.62 acres. One lot will be a rear lot and a 'travelled way' at the center of the lot must kept clear for access to land of Eyles to the south. The 1.31 acres offered was long and narrow, running along the east side of the lot. Ben Baldwin asked whether the 15% set aside might be provided through a conservation easement on the two lots. MOTION: The Conservation Commission recommends a fee in lieu of open space without a partial open space set aside (Stuart Cole, Tim Bell). Passed unanimously.

2b. Any pending applications and new preliminary proposals. None.

3. Old Business

3a. Mystic River Dam Committee – Tim Bell said that no activity had yet occurred at the Hyde Pond Dam where removal is to be done by the Connecticut Fund for the Environment (CFE) [see <http://www.fws.gov/hurricane/sandy/projects/HydePondDam.html>]. The project to remove the Griswold Textile Dam on the Pawcatuck River, accessed from the end of Alice Court, and the status of Long Pond's dams of the Lantern Hill Valley Association, upstream from Hyde Pond via Whitford Brook, were also discussed.

3b. Discussion of Stonington's 200 Greatest Roadside Trees –Not discussed.

3c. Discussion of Open Space and Conservation Easement Transfers for Ongoing and Past Subdivisions. –Not discussed.

3d. Discussion of 2014 Plan of Conservation and Development. Walter Grant, our representative to the 2014 POCD Subcommittee, said that a final copy had been sent to the PZC. Carlene Donnarummo had distributed the 3rd draft via email to Conservation Commission members for review on September 29, 2014.

3e. Discussion of Updates to 2007 Open Space Plan – Not discussed. Carlene Donnarummo asked the status of the Plan and when it would be discussed.

3f. Installing signs on Town open space properties. Not discussed.

3g. Any Other Old Business. None.

4. Open Space Parcels

4a. Discussion of parcels for preservation – No discussion was held.

5. New Business

5a. Chairman Stanton Simm suggested that the zoning regulation 7.14, the solar access regulation, be updated. There have been 130 permits issued for solar energy collectors and the regulation dates from 1986 and is oriented toward thermal collectors when most today are photovoltaic.

5b. Walter Grant attended the Connecticut Land Conservation Council's (CLCC) Conservation Policy Summit on October 8th. He confirmed that the State goal is for 21% dedicated open space, but that towns, land trusts, etc. are expected to make up 11% of the 21%, and the 130,000-acre farmland goal of the CT Department of Agriculture is separate. Walter said that George Logan of Aquarion is looking for a partner to help Aquarion acquire about 100 acres adjacent to its Mystic reservoir properties.

5c. Ben Baldwin said he had been asked when the vote for the Town's contribution toward the Davis Farm acquisition would take place. The date for a town meeting has not yet been set.


5d. Chairman Stanton Simm read from a The Day of 10/24/2014 which said that part of Spellman Park, "land behind the high school between the picnic pavilions, the existing West Vine Street School property and 28 acres on Route 1 just east of the high school, which are owned by the McShane family" had been proposed as a site for a new Middle School.

6. Review of draft minutes – 9/22/2014

MOTION: Approve the minutes of 9/22/2014 as submitted (Tim Bell, Jim Friedlander). Passed unanimously.

7. Adjournment – Motion to adjourn (Tim Bell). Made at 8:05 p.m.

DRAFT Minutes submitted by



Ben Baldwin
Secretary, Town of Stonington Conservation Commission