

Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on July 23, 2007
Stonington Police Station Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order: Called to order by Vice Chairman Cole at 6:08 PM. Commission members also in attendance were Bell, Swenarton, and Baldwin. Simm, Herbst, and Dewire were absent. Lyons arrived at 6:15PM. Town planner Brynes, presenters Ted Harris and Edward Besky were present.

2. Review of Town Developments and Proposals.

2a. PZ0730ZC & CAM Joanne Colli, *Trustee- Zoning Map Amendment & Coastal Area Management Review for Commercial GC-60 to TC-80, and a [sic] for property located at 17 Whitehall Ave., Mystic, CT. Assessor's Map 164 Block 1 Lot 4. Zones GC-60 & TC-80.* Attorney Ted Harris presented the application. Reason for zone change is to allow a drive-thru window at this Dunkin' Donuts. Brynes said that PZC changed zoning to prohibit drive-thrus in more rural GC-60 areas such as Routes 1 and 184. MOTION: No comment (Bell, Baldwin). All in favor with the exception of Lyons, who abstained.

2b. PZ0729ZC & CAM Edward & Andrea Besky - *Zoning Map Amendment from Residential RC-120 to Residential RM-20, and a Coastal Area Management Review for property located at 83 Noyes Ave., Stonington, CT. Assessor's Map 129 Block 9 Lot 3. Zones RC-120 & RM-20. Assessor's Map 164 Block 1 Lot 4. Zones GC-60 & TC-80.* Mr. Besky stated that he needs to reapply as his previous application was voided due to improper posting of a notice at the Town Clerk's office. MOTION: We stand by our March 2007 comments that we made on the previous application. We hope that the town will post as required (Bell, Swenarton). Passed unanimously. The comments of the 3/26/2007 meeting are: "Due to the change in law at the State level which requires pre-existing houses/development to follow new regulations in areas where the zone has been changed, the only recourse a resident has is to request the zone be changed back within the boundaries of his/her property. We support this change for Mr. & Mrs. Besky, and that the fee charged the Beskys for this application be refunded."

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

3. Open Space Committee

3a. Open space plan update – discussion on parcels for preservation. See 4a.

3b. Discussion on parcels for preservation in Pawcatuck – Ben. Baldwin stated that Dora Hill was still awaiting final word from the Verzillos, but that the Burdick Lane properties are still our primary target for preservation. Mr. Mularski's Johnson Street property is still being offered; he had contacted Herbst.

3c. Discussion on possible referendum for open space bonding. Not specifically discussed.

4. Old Business

4a. Discussion on Open Space Plan. The Plan was approved by PZC on 7/17/2007 with an effective date of 8/10/2007 as an amendment to the Plan of Conservation and Development. The approved version with the PZC's earlier changes has not been reviewed by the Conservation Commission.

4b. Mystic River Dam Committee. Cole reported no change, but Bell requested abutters list from Baldwin to begin contacting, and getting input from, abutters.

4c. Discussion on recommended procedures for Town's acceptance of conservation easements and open space. Cole suggested compiling a segregated list of existing conservation easements in town and that standards should be established for the acceptance of conservation easements. Brynes will distribute the generic conservation easement language approved by the town attorney.

4d. Discussion on utility providers' use of herbicides on Town roads. Tabled until next meeting with Chairman.

4e. Discussion on Stonington's 200 Greatest Roadside Trees. Tabled until next meeting with Chairman.

4f. Discussion on Admiral's Cove Subdivision Public Access. Brynes asked to find out when the developer is required to provide the access. Application for work in water was distributed. Bell and Lyons to walk.

4g. Discussion on Anguilla Brook Preserve. TPL talked about transferring the property to SLT. Jason Vincent reviewed the proposal in a memo to First Selectman Bill Brown. The Conservation Commission reviewed Vincent's Anguilla Brook Preserve memo which states that the Town should retain a conservation easement; Chairman Simm should review the memo.

4h. Discussion on McQuade's Red Maple Swamp. Brynes stated that there is no wetlands management plan, but four special use permits were granted. Brynes to inform Wetlands Enforcement Office Candy Palmer. Disruption of intermittent stream and wetlands at Meehan Development off Pequot Trail was discussed; WEO is working to enforce "stretched" inland wetlands regulations.

4i. Discussion on PA-490 Open Space Preservation. Brynes said that a list of desired open spaces must be compiled to add open space to farm and forest in PA-490. MOTION: Adopt enabling legislation of PA-490 to allow open space to have a specific tax treatment (Lyons, Swenarton). Passed unanimously. Lyons is to write a letter to the Board of Selectmen, copying Jason Vincent, Brynes to send Lyons background information.

5. New Business

5a. Crescent Club at Greenhaven. Lyons reported that testing and surveying appears to be underway.

5b. PZ0705RA Lattizori Development - Regulation Amendment to create a Mixed Use Transitional District (MUTD) in Section 1.1, add proposed MUTD Regulations (Article VII), and add Special Detached Signage language (Section 7.12). PZC rejection of amendment was discussed.

5c. Route 1 Study. Draft report is being written now. Lyons asked status of a town ethics commission as it is unclear how members of land use commissions should vote or recuse themselves when dealing with matters that might affect them financially.

5d. Correspondence.

5d1. Cole reported that a letter was received from the DEP regarding the acquisition of open space on Palmer Neck Road and that he will forward it to Simm.

5d2. Letters of thanks were received from 3rd graders who attended Conservation Commission-funded Naturescapes programs in Spellman Park.

5d3. The Stonington Conservation Commission was copied on a letter from the Greenwich, CT Conservation Commission regarding Bill 1341 allowing gravel extraction on water company lands.

5d4. SE*CRES, Southeastern Connecticut River / Estuary Stewardship of 9 Haley St, Mystic (tel 536-3740) submitted an informational and fundraising brochure.

5f. TNC Pawcatuck Borderlands' Village Innovation Project. Brynes to discuss with Vincent and complete application before August 1st.

5g. Aquarion mailing. Lyons was concerned about levels of radon and copper reported in Mystic Reservoir water.

5h. Lyons suggested that Swenarton apply for an upcoming opening on the PZC. It was noted that a current or future opening on the Conservation Commission was also advertised in local papers.

5i. Elena Pascarella, member of the Open Space Subcommittee, arrived to ask about the status of the Open Space Plan and suggested that Stonington's Route 1 committee work with Rhode Island's committee studying South County's Route 1 east of downtown Westerly.

6. Review of June 25, 2007 meeting minutes. Accepted as modified (Bell, Lyons). Passed unanimously.

7. Adjournment

Motion to adjourn at 8:55 PM (Lyons).

Submitted by Ben Baldwin, Secretary

Approved at a regular meeting of the Conservation Commission on 8/27/2007.