

Town of Stonington Conservation Commission

Minutes of a Regular Meeting held on November 24, 2008

Stonington Police Station Meeting Room, 173 South Broad Street, Pawcatuck, CT

**1. Call to order:** Called to order by Vice Chairman Cole at 6:09 p.m. Commission members also in attendance were Bell, Baldwin, Herbst and Lyons. Swenarton and Dewire were absent. Chairman Simm arrived at 6:15 p.m. Town Planner Brynes was absent; members of the public were present.

**MOTION:** Move to item **4a Old Business: Mystic River Dam Committee** (Bell, Herbst). Passed unanimously. Bell and Cole described the condition of the dam on Whitford Brook at Hyde Pond and how CT DEP is involved with the Committee in determining the best course of action. Chairman Simm arrived.

**MOTION:** Move to item 2a (Bell, Herbst). Passed unanimously.

**2. Review of Town Developments and Proposals:**

**2a. Any pending applications and new preliminary proposals** - Chairman Simm discussed two applications:

**PZ0825RA Town of Stonington (PZC) - Zoning Regulations Text Amendment to Article VII to create regulations for Alternative Energy Systems: Section 7.23 (Renewable Energy Systems) and Subsection 7.23.1 (Small Wind Energy Systems).** Chairman Simm wished to revisit the wind power regulation amendment application. The Planning and Zoning Commission was concerned with the CC request that there be no limit on the number of generators. He reported the 60 kW current limit is for a large turbine. Cole discussed the option of a Darrieus and Savonius wind turbines with vertical axes. PZC also echoed the Conservation Commission's concern about bird casualties; to be reviewed with member Dewire.

**PZ0803SD &GPP James &Jacqueline Burgess &Susan Blaisdell**– *Subdivision & Groundwater Protection Permit Applications for a 26-lot subdivision of an approximate 50.54 acre parcel. Property located at 56 Jeffrey Rd., Pawcatuck, CT. Assessor's Map 17, Block 1, Lot 6, Zone RM-20.* Chairman Simm wanted to review the approved subdivision plan as the open space land is to be transferred to the Stonington Land Trust. Plans show drainage easements to the Town and a utility easement, all in the open space. No easement language or management plan was reviewed. A site walk by Conservation Commission members will be held next week.

**3. Open Space Subcommittee**

**3a. Discussion on parcels for preservation in Pawcatuck.** Baldwin described approval by IWWC for development of a building site on Constitution Avenue off Extrusion Drive. He will contact Davis Standard about formalizing the trail within their remaining lots between Trolley Crossing and Spellman Park.

The PZC had review of the sale of two Town-owned lots on its 11/18/2008 agenda: MBL 4-14-4, a 0.13-acre lot bounded by Mechanic and Prospect Streets, and MBL 10-7-15, on Elizabeth Avenue, a paper street off Greenhaven Road, adjacent to an Avalonia Land Conservancy "asset" property sometimes called the Enright Preserve. Baldwin expressed his concern that the Conservation Commission was not consulted.

**4. Old Business.**

**4b. Discussion of Stonington's 200 Greatest Roadside Trees.** Not yet begun.

**4c. Discussion of Anguilla Brook Preserve Transfer.** Town attorney is waiting for response from the Stonington Land Trust's attorney.

**4d. Discussion of Waivers In Land Use Regulations.** Not discussed.

**4e. Discussion of Updates to Plan of Conservation and Development.** Baldwin distributed a memo from the POCD Implementation Committee dated 8/3/2008 to the Board of Selectmen.

**4f. Discussion of HI-60 Zoning Regulations.** Chairman Simm's letter to the PZC requesting the following regulation amendments was received.

**4g. Discussion of Revisions to Neighborhood Development District (NDD) Zoning Regulations.** Chairman Simm proposed writing to the PZC to request changes in the NDD regulation including the elimination or drastic reduction in the areas where the NDD could be used. He said that Director of Planning Haase suggested changes to the draft letter (he felt there are areas where the NDD would be useful) starting with a possible request for an interim moratorium on NDD applications. MOTION: Chairman Simm to write the letter (Bell, Cole). Passed unanimously.

**4h. Discussion of Policies to Provide Zoning Relief for Homeowners with Pre-existing, Nonconforming Properties.** To be discussed at the next meeting.

## **5. New Business**

**5a. Discussion of possible Taugwonk Road zone change from LI-130 to GBR-130.** Chairman Simm sent a letter to the PZC requesting that they readdress the zone change recommended by the POCD. The Stonington Uplands Association is in favor. MOTION: That the chairman take up the issue with the PZC chairperson (Bell, Baldwin). Passed unanimously.

**5b. Discussion of signage for delineating Stonington Uplands area.** Chairman Simm said that he spoke with Jim Smith about erecting signs identifying the Uplands area, similar in concept to the Wequetequock farming community signs on Route 1; they took the idea to First Selectman Haberek. The First Selectman and the Stonington Uplands Association are supportive of the idea; the Town will put up the signs; the estimated \$2,000 cost is to be covered by Jim Smith with possible help from the SUA; Laurie Smith to do the design work; the number of signs and their location has yet to be determined. MOTION: That the Conservation Commission appropriate \$200 toward the production of signs (Cole, Bell). Passed unanimously.

**5c. Discussion of meeting with Plan of Conservation and Development Implementation Committee on various topics including Perkins Farm property on Jerry Brown Road and Taugwonk Road.** Meeting to be held 11/25/2008 with the POCDIC. Questions to be discussed include (1) whether the sewer and building departments have been included in the planning and implementation processes; (2) What is the definition and origin of the "transition zone."

**5d. Discussion of Wequetequock Cove water quality study and water quality testing for streams.** To be discussed at the next meeting.

**5e. Meeting schedule for 2009.** Meetings shall be held on the 4th Monday of the month with a new start time of 7 p.m. The May meeting will be held on the third week.

**6. Review of October 27, 2008 draft minutes -** Motion to approve as written (Bell, Herbst). Passed unanimously.

**7. Adjournment -** Motion to adjourn (Bell). Approved at 8:45 p.m.

Submitted by Ben Baldwin, Secretary

Approved at a regular meeting on 12/22/2008