

Town of Stonington Conservation Commission

Minutes of a Regular Meeting held on February 25, 2008
Stonington Police Station Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order: Called to order by Chairman Simm at 6:20 PM. Commission members also in attendance were Bell, Herbst, and Baldwin. Cole arrived at 6:45 PM. Swenarton, Dewire and Lyons were absent. Others in attendance throughout the meeting were First Selectman Haberek, Town Planner Brynes, Randall Conradi and Carlene Donnarummo.

MOTION: Move to item 5 (Herbst, Bell). Passed unanimously.

5. New Business. Selectman Haberek discussed the following items before departing:

- 1) The Portuguese Holy Ghost Society is looking for grants to help it restore its building on Main Street in the Borough.
- 2) The Route 1 study will be reviewed at the Selectman's meeting on February 27th with input from the public; the meeting will be held at Mystic Middle School.
- 3) The Pawcatuck streetscape plan will require the removal of 2 donated memorial trees in addition to the 4 already removed, about 7 to be planted. A meeting on the streetscape plan will be held at Downtown Creamery (39 W Broad St) in a couple of weeks. The VFW Park at the bridge will be enhanced. Simm said that he would like Nick Reardon of Landscape Unlimited to be included as a possible source for trees due to the good quality of trees and follow-up care he provided the Commission's past plantings.
- 4) The owners of large parcel of open land on Palmer Neck Road appear amenable to the price offered by DEP and 75% of the funding is in place.
- 5) A separate parcel might be donated to the Town.

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

2b. 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.* Mr. Conradi described how the design was being changed from an Open Space Subdivision (OSD) to a conventional subdivision, but that the open space being set aside was increasing to 29.301 acres. The design changes included increasing frontage and adding one building lot. MOTION: The Conservation Commission recommends the revision to a conventional subdivision plan as regards to the open space layout (Herbst, Bell). Passed unanimously. Simm is to email Conradi in order to obtain Conradi's input for a discussion on correcting problems with the OSD at the Commission's next meeting on March 24.

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

2a. PZ0748POCD Town of Stonington (Route 1 Corridor Study) - *Plan of Conservation and Development Amendment for the adoption of the Route 1 Corridor Study.* Discussion on village districts determined that design review is more enforceable (has more teeth) than town wide design review guidelines. The draft design review regulations currently serve as guidelines; a commission has yet to be formed. A statement for the Selectmen's meeting and the PZC hearing was discussed. Simm said that the Route 1 study report should not say "new zone" and the current zones should stay as-is (MC8-, RR80, GC-60). The Commission should recommend that the Town acquire a significant portion of the waterfront area for public passive recreation as a step toward protecting Wequetequock Cove's unique ecological values. It was also stated that: At this point in time Stonington's regulations don't consider the prospect of sea level rise. Does it make sense to consider more development in such a low lying area? MOTION: Develop a letter for the

Board of Selectmen as outlined by the chairman (Cole, Herbst). Passed unanimously.

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

3. Open Space Committee

3a. *Discussion on parcels for preservation in Pawcatuck – Ben.* Herbst said that Mr. Mularski had not returned her calls regarding the 23-acre Johnson Street property.

3b. *Discussion on possible referendum for open space bonding.* Not discussed, but it was stated that the Commission will want to return to this item.

4. Old Business

4a. *Mystic River Dam Committee-* Bell walked it today; fish ladder is not yet in use.

4b. *Discussion on recommended procedures for Town's acceptance of conservation easements and open space* - no discussion.

4c. *Discussion on Stonington's 200 Greatest Roadside Trees – Elm* at 32 Willow Street had been removed. Baldwin & Bell to complete West Main Street street tree survey in Pawcatuck. Bell said that there was no news from the garden club.

4d. *Discussion on Anguilla Brook Preserve Transfer –*Said to conform to Plan of Conservation and Development.

4e. *Discussion on PA-490 Open Space Preservation* - no discussion.

4f. *Review of Open Space Development Regulations-* To be discussed at the next meeting when the Director of Planning is present; Carlene Donnarummo's input was received.

4g. *Discussion of Land Preservation Forum at Stoneridge in March.* - To be held after April 15th.

4h. *Discussion of Mystic YMCA property.* - Now that any sale is off the table the Friends of the Mystic Branch are working to have the beach and ball fields become dedicated open space.

4i. *Discussion of waivers in land use regulations.* - Swenarton and Simm are working on this item.

4j. *Discussion of Commission Honors Award.* - Whit Davis mentioned; Simm will contact the Stanton Museum group.

5. New Business

Sarah Whalen from the Westerly Conservation Commission wants to meet with us again and do so on an annual basis.

6. *Review of January 28, 2008 meeting minutes-* Motion to accept as modified (Herbst, Cole). Passed unanimously.

7. *Adjournment* - Motion to adjourn (Cole). Approved at 9:22 pm.

Submitted by Ben Baldwin, Secretary

Approved at a regular meeting of the Conservation Commission on 4/28/2008