

Town of Stonington Conservation Commission

Minutes of a Special Meeting held on November 25, 2008
Mystic Middle School Cafeteria, 204 Mistuxet Avenue, Mystic, CT

1. Call to order: Called to order by Chairman Simm at 7:09 p.m. Commission members also in attendance were Bell, Baldwin, Herbst and Lyons. Cole, Swenarton and Dewire were absent. This meeting also served as a Special Meeting of the Plan of Conservation and Development Implementation Committee. Present were their members: Chairman Webster Copp, Bill Abt, Kate Robinson and Sheila Lyons (she serves on both Commissions). Town Planner Brynes, First Selectman Haberek and members of the public were present.

2. Discussion with Plan of Conservation and Development Implementation Committee of recommendations listed in the 2004 Plan of Conservation and Development:

2a. *“Perkins Farm” property on Jerry Brown Road.*

The 2004 Plan of Conservation and Development and its implementation was discussed. Chairman Simm showed a 1993 “Golden Triangle” traffic study by then PZC Chairman Granato that stated that commercial area should be limited to the Coogan Boulevard and Jerry Brown Road corner. When asked, Chairman Copp defined the transition zone as a buffer between two incompatible uses, as defined in the POCD on page 6-9 (“What is needed is a transitional zone that can act as a buffer between incompatible uses yet allow low-intensity economic development”). Chairman Copp said that they were only interested in very low impact development, i.e., age restricted housing and doctors offices and definitely not intense commercial uses. Robinson said that it was almost an afterthought and that low-impact commercial development, such as doctor’s offices, could be tolerated rather than heavy residential use. She said that the transition idea was brought up when the POCD Committee was looking for alternate areas for development and was considered only as a location for low intensity uses.

2b. *Taugwonk Road rezone and Future Land Use Plan designations.*

Chairman Simm noted that the Future Land Use map on page 8-3 does not show the recommended realignment, it is different from that shown on page 6-6 and the Business Development Plan map on page 6-7. The intent was to change the orientation of the LI-130 zoned area so that it ran along I-95 instead of Taugwonk Road. Members of the POCD Implementation Committee agreed that it had been left that way in error and that their intent is shown on page 6-6. The Conservation Commission applied for the zone map change in 2005 (which was denied); this time it will need to apply with the Planning and Zoning Commission as they are the only entity that does not need to file an A-2 survey with the application.

Implementation of the recommended changes was discussed, in general. The First Selectman and Town Planner stated that they believed it can happen.

3. Other issues pertaining to the Plan of Conservation and Development.

First Selectman Haberek said that he had received the POCD Implementation Committee memo dated 8/4/2008 and understood the importance of adding a member and the importance of PZC working on the implementation items more expediently.

Chairman Simm said that septic systems in Stonington are not tracked after construction. Maintenance is not a requirement and they are not studied by the Sanitarian. An ordinance is necessary to require registration and tracking of systems. There was also discussion about the paragraph relating to the different treatment of Exits 90 and 91 versus Exit 92.

The next meeting of the Plan of Conservation and Development Implementation Committee will be held on December 9, 2008 at 3 p.m. in the Police Station meeting room. Asked what the Conservation Commission should do to help implement the plan, POCD Implementation Committee members suggested finding suitable tasks within the plan’s Implementation Guide.

4. 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.