

Town of Stonington Conservation Commission

Minutes of a Regular Meeting held on July 28, 2008
Stonington Police Station Meeting Room, 173 South Broad Street, Pawcatuck, CT

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

2. Review of Town Developments and Proposals:

2a. PZ0820RA 99 Mechanic, Inc. - *Zoning Regulation Amendment to Section 6.6.15 Attached Housing: Section 6.6.15.2, change Maximum Number of Stories to a Maximum Building Height (RM20 & RM15, 30ft & RH10, 35ft), add grading note to Note 1; add Note 2 concerning integral lot area; and add open area note to Section 6.6.15.6.4.* Thomas Ligouri, Treasurer of 99 Mechanic, Inc, a Cherenzia company, described the regulation amendment which will be used for the development of Crescent Club at Greenhaven, 88 townhouse units on 58 acres at Mary Hall and Greenhaven Roads. He encouraged visits to recent housing projects of his firm (Settler's Landing and FountainCrest Preserve in Westerly, The Village at Briar Hill in Norwich) and showed images of the building exteriors. He said that the development is expected to be sold to first time homebuyers and older buyers; few school age children are expected to reside there. Brynes had distributed the draft regulation amendment by email; Mr. Ligouri distributed another copy. Other members of the applicant participated in the discussion. **MOTION:** Consider the application at a special meeting to be held at 6 p.m. on Thursday August 14, 2008 at the police station meeting room or another location if not available (Lyons, Bell). Passed unanimously.

2a. PZ0816RA Sea Research Foundation, Inc. - *Zoning Regulation Amendment to create a Marine Research and Education District (MRED) in Section 1.1 and add proposed MRED Regulations to Article VII as Section 7.22.* Brynes distributed a draft of the regulation amendment dated July 23, 2008. Christopher Rixon, applicant's representative, described the changes made since the last meeting. **MOTION:** In section 7.22.7.1 change minimum front, side and rear yards to 25 feet, height to 45 feet and remove the sentence beginning "Notwithstanding anything..." In section 7.22.7.2.1 remove the sentence beginning "The Commission may allow for buffering on adjacent property..." In section 7.22.8.3 remove the sentence beginning "The Commission may authorize uses not listed..." which is tantamount to a use variance (Bell, Lyons). Passed unanimously.

2c. Any pending applications and new preliminary proposals. None.
Brynes departed at 9:50 p.m.

3. Open Space Subcommittee

3a. Discussion on parcels for preservation in Pawcatuck. Not discussed.

4. Old Business

4a. Mystic River Dam Committee. Not discussed.

4b. Discussion of Stonington's 200 Greatest Roadside Trees. Not discussed.

4c. Discussion of Anguilla Brook Preserve Transfer. Not discussed.

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

4e. Discussion of Terra Firma Farm. Not discussed.

4f. Discussion of Updates to Plan of Conservation and Development. Lyons described items discussed at last meeting: POCD Implementation Committee has a vacancy; POCDIC voted to make aquifer protection a higher priority; Design Review Committee has filled 7 of 8 positions and will write regulations; Demolition delay ordinance needed for Stonington; More communication between the 3 harbor management commissions is needed; Add open space to farm and forest under PA490; Update the open space inventory; Support a proactive tree warden.

4g. Discussion of HI-60 Zoning Regulations. Not yet available for review.

4k. Discussion of Alternative Energy Regulations and Public Information and Participation. Not discussed.

5. New Business

- Need for a tree ordinance in Stonington was discussed; Charlestown, RI's recent ordinance might be a good model.
- Public forum at StoneRidge on July 1, 2008 was well attended. Residents have expressed an interest in purchasing the Perkins Farm across the street.

6. Review of June 30, 2008 meeting minutes - Motion to accept as modified (Bell, Lyons). Passed unanimously.

7. Adjournment - Motion to adjourn (Baldwin). Approved at 10:15 p.m.

Submitted by Ben Baldwin, Secretary

Approved by the Conservation Commission as amended on 8/25/2005.