

Town of Stonington Conservation Commission

Minutes of a Special Meeting held on August 14, 2008
at 808 Stonington Road, Stonington, CT

1. Call to order: Called to order by Chairman Simm at 6:20 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, presented a new "Conceptual Subdivision Plan" dated 8/4/2008 that showed 45 single-family house lots and 4.5 acres of dedicated upland open space versus 24 acres of dedicated upland open space for the presented plan for Crescent Club at Greenhaven, 88 townhouse units on 58 acres at Mary Hall and Greenhaven Roads. Other members of the applicant participated in the discussion and portions of a PowerPoint presentation were displayed. That the regulation amendment might affect other areas of Stonington that have not yet been identified was also discussed. Brynes stated that the staff report on the application is not yet complete, but he foresaw no recommendations for changes to the regulation amendment application. MOTION: Recommend that the regulations be amended as presented with the following revisions:

1. One hundred foot minimum buffer required when property has more than 20 acres or 25 units.
2. Two-story provision shall be retained with the clarification that basement garage access from the rear of unit or structure shall not constitute a story and no living area shall be permitted in the basement level. All uses limited to garage, mechanical systems and storage. No more than two stories may be visible from internal and external streets.
3. Increase Design Open Space to 200 sq. ft. per unit.

(Baldwin, Bell). Motion passed. Baldwin and Bell in favor, Lyons abstained and Chairman Simm did not vote.

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.* Deferred until meeting of 8/25/2005.

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

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

5. New Business

5a. Application of Town Regulations. Chairman Simm asked Brynes who is responsible to see that developers follow regulations? Brynes said that the Zoning Enforcement Officer is responsible after approval, but the Town Planner is responsible that applicants understand the requirements.

Other items on the agenda were deferred until the next regular meeting on 8/25/2008.

7. Adjournment - Motion to adjourn (Baldwin). Approved at 9:10 p.m.

Submitted by Ben Baldwin, Secretary

Approved with amendments by the Conservation Commission on 8/25/2008.