

## Town of Stonington Conservation Commission

Minutes of a Regular Meeting held on July 27, 2009  
Stonington Police Station Meeting Room, 173 South Broad Street, Pawcatuck, CT

**1. Call to order:** Called to order by Chairman Simm at 7:00 p.m. Commission members also in attendance were Bell, Cole and Herbst. Baldwin and Lyons arrived at 7:10 p.m. Dewire and Town Planner Brynes were absent. Members of the public were present.

Discussion of item 2c, **PZ0925RA Lattizori Development, LLC** – *Zoning Regulation Amendment to add a Highway Transition Design District (HTDD) to create a mixed use zone for retail, commercial, office and residential uses* with Attorney Branse and Charles Storrow and Coleman Ives. This will be discussed when the final language has been received, due by 8/3/2009. A special meeting will be held on 8/6/2009 at 7 p.m. in the Police Station Meeting Room or the Human Services Meeting Room. Correspondence from Attorney Branse was distributed.

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

**2a. Review of wind power regulations.** Mike Riley of Mystic Solar discussed the draft regulation amendment authored by Hervie Lamb. There were questions as to whether there should be a minimum lot size or specific zone requirement or whether the required fall zone would be sufficient. There were also questions as to whether this should be a Planning and Zoning Commission (PZC) application and whether the Clean Energy Task Force should be included. Cole is to arrange a meeting with Planning staff for input; Cole, Chairman Simm and Herbst to work on revision in preparation for submission to PZC.

**2b. Discussion of Recommendations to Home Occupation Regulations.** The Chairman reported receiving calls of concern regarding the two home occupations regulation amendment applications reviewed on 6/30/2009 (**PZ0922RA Donald & Sally Vail** and **PZ0926RA Dale & Pamela Tourville**). Dora Hill suggested waiting until the Tourvilles rewrite their proposal before commenting further. A new definition for home occupations is to be suggested by Cole and Chairman Simm.

**2c. PZ0925RA Lattizori Development, LLC** – *Zoning Regulation Amendment to add a Highway Transition Design District (HTDD) to create a mixed use zone for retail, commercial, office and residential uses.* To be reviewed at a special meeting.

**2d. PZ0928SD Richard C. Panciera Charitable Remainder Trust II** – *Application for a 5-lot subdivision of a 58.36± acre parcel. Proposed project consists of 4 lots for single family residences, and a 5th lot reserved for future development. Property located on Mary Hall & Greenhaven Rds., Pawcatuck. Assessor's Map 7 Block 1 Lot 44. Zones RA-20, RM-20 & RR-80. PZ0920SD & GPP.* Application received; to be reviewed at the August regular meeting.

**2e. PZ0927RA Town of Stonington (ADR) - Zoning Regulation (ZR) Amendments to implement Architectural Design Review: Section 2.13 Performance Standards; Sec. 2.15 Architectural Design Review; Sec. 2.16 Design Review Requirements; Sec. 4.9 Highway Interchange Zone; Sec. 6.1 Special Use Permits; Sec. 6.5 Commission Powers Relative to Action on a Special Permit Use; Sec. 7.10 Off-Street Parking Requirements; Sec. 7.13 Site Plan & Structure Design Review Requirements; & Sec. 8.3 Site Plan Submissions Review & Approval.** The text was distributed; to be reviewed at the August regular meeting.

**2f. Any pending applications and new preliminary proposals** - None.

### **3. Open Space Subcommittee**

**3a. Discussion of parcels for preservation in Pawcatuck and other locations.** Baldwin - no report.

### **4. Old Business**

**4a. Mystic River Dam Committee.** Cole met with Mr. Lamperelli, the owner of the garage at 33 New London Turnpike, who said that he had been offered Hydes/Whitford Pond, but had declined since it had a lien on it. Cole will restart efforts in the fall. Baldwin will distribute ownership information.

**4b. Discussion of Stonington's 200 Greatest Roadside Trees.** Simm said that Dewire is interested in helping with this project. Baldwin said that he had a table of attributes to collect, with input from the Borough tree warden, Sarah Blair, and will distribute the list of collected trees to Bell and Dewire.

**4c.** *Discussion of Wequetequock Cove water quality study and water quality testing for streams.* Cole to follow up.

**4d.** *Discussion of possible regulation changes in the RC-120 and GBR-130 zoning districts.* To be discussed at an upcoming meeting due to the late hour.

**4e.** *Discussion of possible regulation amendments to GBR-130 and LI-130 zones.* To be discussed at an upcoming meeting due to the late hour.

**4f.** *Discussion of drinking water quality issues.* The havoc created by the July 1st storm was discussed.

## **5. New Business**

**5a.** Lyons described a letter sent by the POCD Implementation Committee to the Board of Selectmen on 7/30/2009 which took the BoS to task for the town's inaction on implementing the Plan. Baldwin and Lyons will distribute a list of the tasks that were identified in the POCD as the responsibility of the Conservation Commission.

**5b.** Correspondence was received from 1) the US Army Corps of Engineering announcing an application for dredging and expanded docks at Brewer's Yacht Yard, 56 Roseleah Drive. 2) Spring 2009 issue of CACIWC's *The Habitat*. 3) The Wood Pawcatuck Watershed Association's newsletter.

**5c.** Lyons suggested that an outside expert be hired for education of the Commission and public (\$440 remains unallocated from the Commission's \$4,400 budget).

## **6. Review of April 27, May 18 and June 30, 2009 draft minutes**

MOTION: That the 4/27/2009 minutes are approved with minor changes (Bell, Lyons). Passed unanimously.

MOTION: That the 5/18/2009 minutes are approved with minor changes (Lyons, Herbst). Passed unanimously.

MOTION: That the 6/30/2009 minutes are approved with minor changes (Lyons, Cole). Passed unanimously.

## **7. Adjournment**

Motion to adjourn (Lyons). Approved at 10:30 p.m.

Submitted by Ben Baldwin, Secretary

Approved at a regular meeting on 8/24/2009.