

## Town of Stonington Conservation Commission

Minutes of a Special Meeting held on February 23, 2009

Stonington Police Station Meeting Room, 173 South Broad Street, Pawcatuck, CT

**1. Call to order:** Called to order by Chairman Simm at 7:15 p.m. Commission members also in attendance were Cole, Bell, and Baldwin. Herbst, Lyons and Dewire were absent. Town Planner Brynes was absent; Carlene Donnarummo was present.

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

**2a. PZ0903RA Town of Stonington (PZC) - Zoning Regulations Text Amendment to Section 9.4.4.2** which if adopted would allow other Town commissions, agencies and departments (not just PZC) to apply for a Zoning Map Amendment without the requirement to submit an A-2 survey or an impact statement for the subject properties. Discussion revealed that changes to zoning regulations in 2005 required A-2 surveys and impact statements from all applicants except PZC; some felt it discriminatory. MOTION: The Conservation Commission supports the efforts of the Department of Planning and Planning and Zoning Commission in their efforts to allow all parts of Town government to be places for participation in the zoning process (Cole, Bell). Passed unanimously.

**2b. PZ0905RA Carol Holt - Zoning Regulations Text Amendment to clarify ZR Sections 2.7 & 2.9** enabling minor lot line adjustments such that buildable status of properties remains unaffected. The language and intent of the regulation amendment was discussed. MOTION: The Conservation Commission will take up this regulation amendment at its next meeting and requests that the Town Planner invite the applicant.

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

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

**3a. Discussion of parcels for preservation in Pawcatuck and other locations.** A celebration of the 49-acre parcel on Palmer Neck Road acquired from the Crowley family was held on February 19<sup>th</sup> at the LaGrue Center at Stonington Commons. The open space parcel is adjacent to Barn Island WMA and is held by The Nature Conservancy; DEP Commissioner Gina McCarthy, Dave Kozak, First Selectman Ed Haberek, and Warden Don Maranell were in attendance. Waterfront Crowley lands are another possible acquisition. Bell is to contact a nearby large landholder.

Baldwin described reading in the Board of Selectman minutes of January 14 and 28, 2009 about the request from Mr. Thomas Bruxton that the Town sells him Town-owned land; the minutes do not describe what parcel is involved. Baldwin is to inquire at the Selectmen's office. The Latimer Point Association condominium is in discussion with the Stonington Land Trust for preservation of some of its common lands as open space.

### **4. Old Business**

**4a. Discussion of HI-60 Zoning Regulations.** Chairman Simm said that the Conservation Commission is to concentrate on the buffers to residential areas, after discussion with the PZC and Director of Planning.

**4b. Discussion of Revisions to Neighborhood Development District (NDD) Zoning Regulations.** Director of Planning Haase is to propose revisions to the regulation.

**4c. Mystic River Dam Committee.** Again, to be walked during melt water. Will return to this item in April.

**4d. Discussion of Stonington's 200 Greatest Roadside Trees.** Bell brought an inventory of notable trees for submission. Baldwin contacted Tree Warden Paul Rohacik, who supports the proposed Town-wide inventory. He suggested an inventory which includes a condition assessment for the planning of pruning; there are many problems with heart rot.

**4e. Discussion of Wequetequock Cove water quality study and water quality testing for streams.** Studies have found the cove's water quality to be worse than that of adjacent water bodies.

**4f. Discussion of possible Taugwonk Road zone change from LI-130 to GBR-130.** Will be taken up by the PZC.

**4g.** *Discussion of 2/2/09 meeting with chair of the Economic Development Commission.* A second meeting is to be held.

**4h.** *Looking Forward to 2009 - Discussion of possible regulation changes to bring about short term economic benefits to the Town including floor area ratio and setback requirements in the RC-120 and GBR-130 zoning districts, accessory apartments and vegetable production greenhouses.* To be discussed at a future meeting with Director of Planning Haase.

**4i.** *Discussion of Alternative Energy Options for the Town: Helical Wind Turbine Study – Stuart Cole.* Cole is to discuss with Director of Planning Haase; the Conservation Commission is interested in this issue and wants to give input.

## **5. New Business**

**5a.** *Regulations to encourage large scale greenhouse vegetable production.* Organic vegetable production in greenhouses should be encouraged locally; the LI-130 zone is a good location. Lynn Young of the PZC is involved in such an endeavor out-of-state; it was noted that Albert Kausch's garlic is a suitable crop and that Diana Urban is interested in this issue. The Conservation Commission will return to this issue.

**5d.** *Comments on the Highway Interchange (HI-60) and the floating Neighborhood Development District (NDD) regulation.* Dora Hill distributed her comments in support of amending the HI-60 regulation and the use of the NDD regulation within the M-1 and MC-80 zones. It was noted that the NDD regulation can be applied to sites identified by the POCD as village boundaries are not clearly identified although the Route 1 Study did identify village districts along Route 1.

**5b.** Correspondence received from DEP re: permit 200802790-MG for Jurczyk at 106 Latimer Point Road and 200600003-DL for the Masons Island Company at Skiff Lane & Crossover Lane. Initiations for membership received from the Natural Resources Council of Connecticut, Inc. and the Connecticut Association of Wetland Scientists.

**6.** *Review of January 26, 2009 draft minutes.* MOTION: Approve minutes as distributed (Cole, Bell). Passed unanimously.

**7.** *Adjournment* - Motion to adjourn (Cole). Approved at 9:35 p.m.

Submitted by Ben Baldwin, Secretary

Approved at a regular meeting of the Commission on March 25, 2009.