

Town of Stonington Conservation Commission

Minutes of a Regular Meeting held on March 23, 2009
Stonington Police Station Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order: Called to order by Vice Chairman Cole at 7:12 p.m. Commission members also in attendance were Bell, Baldwin and Herbst. Lyons and Dewire were absent. Chairman Simm arrived at 7:20 p.m. Town Planner Brynes was absent; Members of the public were present.

2. Review of Town Developments and Proposals:

2a. 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.* No comment.

2b. PZ0907ZC Town of Stonington (PZC) - *Request Zone Change for properties currently zoned as LI-130 to GBR-130 (Map/Block/Lot: 70/1/4, 70/1/4A, 70/1/5, 71/1/1, 71/1/1A & part of 84/1/2), realignment of LI-130 zoning district boundary with rear property lines (MBL: 70/1/1, 70/1/2 & 70/1/3), & realignment of LI-130 zoning district boundary to be offset 50 feet of property line of Map 70 Block 1 Lot 3 onto Map 70 Block 1 Lot 4A. Properties are located off Taugwonk Road, Stonington.* To be reviewed with Chairman.

2c. PZ0911RA Town of Stonington (PZC) – *Zoning Regulations Text Amendments to Article II Section 2.6 – Non-Conforming Use & Bulk; Article V Sections 5.1.2 & 5.1.3 – Use & Bulk Tables; Article VI Section 6.1 – Special Use Permits, Section 6.23 – Traffic Impact Study, & Section 6.24 – Archaeology Study; & Article VIII Section 8.3 – Site Plan Submissions, Section 8.4 – Plan Requirements, Section 8.6 – Bonding Requirements, Section 8.7 – Fee Schedule, Section 8.8 – Impact Statement, Section 8.9 – Public Hearings, and Section 8.10 – Zoning Board of Appeals.* These amendments were described as a technical clean up by Director of Planning Haase before release of the latest edition of the zoning regulations. No comment. Chairman Simm and began to chair the meeting. Carol Holt arrived.

MOTION: Return to item 2a (Bell, Cole). Passed unanimously.

2a. Ms. Holt gave a history of development in Lord's Point, starting in 1909, the 1938 hurricane and 1989 moratorium on building and sewers. She submitted one copy of the regulation amendment "rationale."

MOTION: Accept the changes as written to sections 2.7 and 2.9 (Cole, Bell). Passed unanimously.

2b. MOTION: Cole and Simm are to write a letter on the Conservation Commission's behalf (Cole, Herbst). Passed unanimously.

2d. PZ0912RA Town of Stonington (PZC) - *Zoning Regulations Text Amendment to replace all portions of existing language in Section 6.6.22 – Open Space Development, and the addition of OSD's in the RA-20 and RA-15 zoning districts.* To be reviewed by members by the end of March.

2e. PZ0913RA Pine Point School - *Zoning Regulations Text Amendment to Article VII to create regulations for Alternative Energy Systems: Section 7.22 (Renewable Energy Systems) and Subsection 7.22.1 (Small Wind Energy Systems).* The amendment application had not been distributed. The regulation appears to be for research or educational purposes on large lots. Carlene Donnarummo brought up the fact that it only accommodates Pine Point School. Herve Lamb of Mystic Solar is to be contacted for his input and the North Stonington wind turbine regulation is to be obtained. The current regulation amendment appears to exclude domestic generation systems.

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

3. Open Space Subcommittee

3a. *Discussion of parcels for preservation in Pawcatuck and other locations.* Carlene Donnarummo said that Mr. Verzillo has cleared his subdivided property on Burdick Lane for development. Donnarummo said that Donahue Park, the former Pawcatuck Park, would be getting concrete sidewalks after the duck race, and she was concerned about a Charter Oak planted by former Conservation Commission chairman Iiams and the lack of trees in the renovated park.

Chairman Simm said that DEP wants the Conservation Commission to contribute to the acquisition of two Crowley family parcels on the west side of Palmer Neck Road, about 16 and 4 acres each. Avalonia Land Conservancy and the Stonington Land Trust plan a joint commitment. The cost is estimated to be about \$1.8 Million. The open space account has a balance of about \$283,000. MOTION: To contribute \$100,000 toward the acquisition from the open space account (Bell, Herbst). Passed unanimously.

4. Old Business

4a. *Discussion of HI-60 Zoning Regulations.* Not discussed.

4b. *Discussion of Revisions to Neighborhood Development District (NDD) Zoning Regulations.* Not discussed.

4c. *Mystic River Dam Committee.* Not discussed.

4d. *Discussion of Stonington's 200 Greatest Roadside Trees.* Bell gave his inventory of notable trees to Baldwin.

4e. *Discussion of Wequetequock Cove water quality study and water quality testing for streams.* Donnarummo will forward the Westerly Sun article of 3/21 about water quality monitoring, including Wequetequock Cove.

4f. *Discussion of possible Taugwonk Road zone change from LI-130 to GBR-130.* Covered under item 2b.

4g. *Discussion of 2/2/09 meeting with chair of the Economic Development Commission.* Not discussed.

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.* Not discussed.

4i. *Discussion of Alternative Energy Options for the Town: Helical Wind Turbine Study – Stuart Cole.* Covered under item 2e.

5. New Business

5a. *Recognition of Whit Davis' contributions.* Chairman Simm spoke with Ed Haberek and Whit Davis; thanks to be expressed with a tree (white oak) and marker at Davis-Stanton Farm. Davis sold development rights to the State and gave the homestead for preservation as a museum. The tree will recognize Whit Davis' many contributions to the town over many years on the Conservation Commission and Inland Wetlands and Watercourses Commission. Chairman Simm will walk the property with Mr. Davis to determine a planting site. The tree will be a joint gift from the Conservation Commission and the First Selectman. Commissioner McCarthy will be invited. MOTION: To proceed with recognition of Whit Davis (Bell, Herbst). Passed unanimously.

It was noted that the Peter Thacher memorial tree, a buckthorn, at Town Hall is in poor condition after apparently having run-ins with a lawnmower.

Correspondence received: Invitation received from the CT Land Conservation Council to a conference to be held on April 4.

6. *Review of February 23, 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 April 27, 2009