

Town of Stonington Conservation Commission

Minutes of a Special Meeting held on January 26, 2009
Stonington Police Station Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order: Called to order by Vice Chairman Cole at 7:05 p.m. Commission members also in attendance were Bell, Baldwin, and Herbst. Lyons and Dewire were absent. Chairman Simm arrived at 7:15. Town Planner Brynes was absent; Members of the public were present.

2. Review of Town Developments and Proposals:

2a. Any pending applications and new preliminary proposals - None.

3. Open Space Subcommittee

3a. Discussion of parcels for preservation in Pawcatuck and other locations. Baldwin described managed open space parcels currently being offered for sale: a 38-acre parcel on the east side of Taugwonk Road in the LI-130 zone and a 2.2-acre field with a historic barn on the Farmholme Road cul-de-sac. Simm said that the Stonington Land Trust was negotiating with the owner of 261-3 Pequot Trail, Alex Fosina, to acquire a conservation easement over part of that 160-acre parcel that runs south to the rear of Brookside Village and Stonington Arms on South Broad Street. Town contribution toward the cost of a survey was discussed, whether from the land acquisition fund or from another funding source by the Finance Committee.

MOTION: That the Conservation Commission appropriate \$2,500 toward the cost of the survey for the Fosina property easement for Stonington Land Trust, Inc. (SLT) acquisition (Herbst, Bell). Passed unanimously.

Simm discussed the status of the Town land to the rear of the Pawcatuck post office adjacent to Moss Park and suggested that the SLT might acquire it. Access to the land is located between Chucky's Sunoco and the post office on South Broad Street or from Moss Park, which it abuts.

MOTION: That the Town begin the process of donating the open space behind the Pawcatuck post office to the SLT (Cole, Bell). Passed unanimously.

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

5a. New Business - Discussion of 2/2/09 meeting with chair of the Economic Development Commission. Members of the Conservation Commission are to meet with Blunt White, Chairman of the EDC, and Bill Haase, Director of Planning. Items to be discussed include the Circus Lot at the end of Noyes Avenue on the Pawcatuck River that is owned by the Town of Westerly and contains a well, but is reportedly contaminated by a plume originating at the gas company lot across the river.

5b. 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. Simm asked members to propose short-term regulation amendments to increase economic development. A proposal has been made for an Accessory Use Apartment plan which would add "family member accommodations," but has not yet been received by the Department of Planning.

5c. Discussion of Alternative Energy Options for the Town. An Alternate Energy Study Group or Committee should be formed; Cole suggested as chairman with Bell and Herbst as members. Mystic Solar on Stonington Road was suggested as a source of small-scale solar and wind energy systems. Cole departed at 9:12 p.m.

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.

5e. Correspondence received from DEP re: permit 200800079SB for Simonds at 37 Roseleah Drive and 200800422-DL for Wadlow at 132 Cove Road. Fall 2008 issue of CACIWC's "The Habitat."
MOTION: To move to item 4 (Bell, Herbst). Passed unanimously.

4. Old Business

4a. *Discussion of HI-60 Zoning Regulations.* Discussed under 5d.

4b. *Discussion of Revisions to Neighborhood Development District (NDD) Zoning Regulations.*
Discussed under 5d.

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

4d. *Discussion of Stonington's 200 Greatest Roadside Trees.* Members are to submit 3 trees for inclusion in the database. Diameter greater than 24 inches at breast height, location, condition and species needed.

4e. *Discussion of Anguilla Brook Preserve Transfer.* SLT has plans for a bridge. Coverage of the transfer was in the Stonington Times and Mystic Times of 1/22/2009. The Mystic Times also had a story where the Denison Society says it is considering sale of its Cove Road parcel again.

4f. *Discussion of Updates to Plan of Conservation and Development.* Will await return of Lyons.

4g. *Discussion of signage for delineating Stonington Uplands area.* Simm says that 8 aluminum signs are to be created.

4h. *Discussion of Wequetequock Cove water quality study and water quality testing for streams.* To be discussed at the next meeting.

4i. *Discussion of possible Taugwonk Road zone change from LI-130 to GBR-130.* To be discussed at the next meeting.

6. *Review of December 22, 2008 draft minutes.* MOTION: Approve minutes as read (Bell Herbst). Passed unanimously.

7. *Adjournment* - Motion to adjourn (Bell). Approved at 10:12 p.m.

Submitted by Ben Baldwin, Secretary

Approved at a regular meeting of the Conservation Commission on 2/23/2009