

Town of Stonington Conservation Commission

Minutes of a Special Meeting held on August 13, 2009

Human Resources Building Community Room, 166 South Broad Street, Pawcatuck, CT

1. Call to order: Called to order by Chairman Stanton Simm at 7:05 p.m. Commission members also in attendance were Ben Baldwin, Tim Bell, and Stuart Cole. Members Sheila Lyons, Jennifer Herbst and Bob Dewire were absent. Town Planner Keith Brynes was absent. Attorney Ted Ladwig was present as applicant's representative. Attorney Eric Knapp was presenting a group of StoneRidge residents. About 20 members of the public were present.

2. Discussion of 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. Attorney Ladwig distributed photocopies of a PowerPoint presentation titled "Briarwood Walk August-3-09" which he called supplemental to the final regulation amendment text. The amendment text was filed on 8/3/2009 and distributed in PDF form to Commission members by email. He also passed around 18 nighttime photos he took in December 2008 comparing lighting at StoneRidge (186 Jerry Browne Road) and Olde Mistick Village shopping center. Attorney Ladwig said that the HTDD is a floating zone that could only apply to the applicant's 70-acre± property made up of three lots at 189 Jerry Brown Road commonly known as the Perkins Farm, and was the first step in a process that would include a master plan (a requirement of floating zones). He said that the construction of StoneRidge, described as a 500,000-sq. ft. multiuse development, has changed the neighborhood significantly from single-family residential.

Attorney Knapp presented a rebuttal, saying that the plan for the site was not significantly different from one presented in 2007. Regarding the proposed retail, he said that "green fields would be traded for darkened storefronts elsewhere" and questioned why the hotel height was specifically set at 58 feet in a footnote.

Commission members asked questions and spoke of their concerns. Members of the public spoke and asked questions. It was reported that the total sq. ft. of proposed development was reduced by 25% from the 2007 plan. Chairman Simm said that he had been hoping for a more limited scale proposal, perhaps one including age-restricted housing.

MOTION: To recommend approval of the regulation amendment for a Highway Transition Design District (Cole, Bell). Did not pass. Baldwin, Simm and Cole voted against; Bell voted in favor.

MOTION: We do not recommend adoption of the regulation amendment because of the following reasons:

- The proposed development goes well beyond the recommendations of the Plan of Conservation and Development (POCD) for the site on pages 6-7 through 6-9. The POCD "Transition Area" is located west of much of the proposed building area as it is limited to a triangle extending north toward I-95 from Jerry Brown Road west of Pequotsepos Road.
- It is unclear if sewer can or should be extended to the east part of the proposed building area as it is outside the Sewer Limit line shown on page 7-23 of the POCD.
- The proposed development doesn't follow the Comprehensive Plan in terms of zone and map although it may in terms of character due to the development of StoneRidge across the road.
- The Conservation Commission prefers that the regulation not recognize the non-access frontage on Interstate 95 as part of a frontage requirement or parameter.
- The Conservation Commission prefers that interior roads or drives and storm water detention basins not be included in the open space.
- The proposed building height of 58 feet is too high.
- The Conservation Commission is concerned that the entry drive from Coogan Boulevard is shown crossing wetland at Jerry Brown Road.

(Cole, Bell). Passed unanimously.

3. Adjournment - Motion to adjourn (Baldwin). Approved at 9:45 p.m.

Submitted by Ben Baldwin, Secretary

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