

Town of Stonington Conservation Commission

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

1. Call to order: Called to order by Vice Chairman Stuart Cole at 7:08 p.m. Commission members also in attendance were Tim Bell, Ben Baldwin and Sheila Lyons. Jennifer Herbst arrived at 7:35 p.m. Chairman Stanton Simm arrived at 8:20 p.m. Alternate member Bob Dewire and Town Planner Keith Brynes were absent. Members of the public were present.

2. Review of Town Developments and Proposals:

2a. PZ0934RA Lattizori Development, LLC - Zoning Regulation (ZR) Amendment to add a Highway Transition Design District (HTDD) to create a mixed use zone for retail, commercial, office, and residential uses. Copies of the regulation amendment stamped received on 10/16/2009 were distributed for review. No representative of the applicant was present and no application form was received. Attorney Mark Branse said that he had reviewed that application and that the Conservation Commissions comments from 8/13/2009 had not been incorporated into the new application, the PZC will hear the application on 12/1/2009 and the changes appeared minor. He distributed a memo received from the applicant's architect on 6/6/2007 breaking down the proposed floor area of 520,000 sq. ft. It was noted that the transition zone and sewer area was shown in the POCD to be west of Pequotsepos Road. Lyons said that she had visited the former Mystic Factory Outlets I & II and had seen many vacancies and didn't see a need for additional retail in Mystic. Cole will request a "red line" version of the regulation amendment that shows the changes between PZ0934RA and PZ0925RA from August. The Commission decided to read the regulation amendment and will review it at its November meeting. Cole will also ask Director of Planning Haase to invite the applicant to the November meeting. Herbst arrived.

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

3. Open Space Subcommittee

3a. Discussion of parcels for preservation in Pawcatuck and other locations. Baldwin noted that the Orlando estate at 262 Cove Road is on the market and includes prominent open, wooded lots totaling about 25 acres on the south side of Deans Mill Road and Mistuxet Avenue between Jerry Browne Road and Montauk Avenue.

4. Old Business

4a. Mystic River Dam Committee. Cole said that Steve Gephardt, CT DEP Head of Fisheries, has asked Avalonia to serve as local coordinator for the Lane Way dam project for which the Nature Conservancy is applying for a federal grant. The Wequetequock dam is also proposed for a fish ladder. The Stonington Historic Society will be involved. The Vargas Pond fish ladder should be going in soon. Lyons departed.

4b. Discussion of Stonington's 200 Greatest Roadside Trees. Baldwin noted that trees had been removed at Mathews Park and that there were number of notable town managed trees on Jerry Browne Road in the area of the Perkins Farm.

4c. Discussion of Wequetequock Cove water quality study and water quality testing for streams. Not discussed.

4d. Discussion of possible regulation changes in the RC-120 and GBR-130 zoning districts. Not discussed.

4e. Discussion of possible regulation amendments to GBR-130 and LI-130 zones. Not discussed.

4f. Discussion of drinking water quality issues. Not discussed. Chairman Simm arrived.

4g. Discussion of alternative energy regulations. Bell told of recently viewing the "solar decathlon" on The Mall in Washington, DC. Cole and Herbst continue to draft the wind power zoning regulation with contributions by Hervie Lamb of Mystic Solar.

5. New Business

5a. 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. The PZC did not approve this application which the Conservation Commission had supported at its February meeting.

5b. Correspondence

- *Connecticut Wildlife* magazine
- CT DEP application 200903212-JW for a seawall at 195 River Road
- CT DEP application 200802472-MG for a dock at 34 Riverbend Drive
- CT DEP application 200902678-DL for a dock at 104 Latimer Point Road
- CT DEP application 200902679-DL for a commercial marina at Block 3, Lot 8 on Water Street (in Borough).
- CT DEP application 200902098-MG for a dock at 218 Cove Road
- CACIWC notices of meeting on 11/14/2009
- CACIWC's *The Habitat* Summer 2009 edition

5d. Walter Grant said that the Board of Selectmen was due to hear his application for membership to the Conservation Commission on Wednesday and also said that he intends to attend CACIWC's meeting.

5e. Chairman Simm shared additional portions of the **PZ0934RA Lattizori Development, LLC** application: 1) the Application Form itself, 2) a bound book of maps and proposed views titled "Briarwood Walk Highway Transition Design District Zoning Regulation Submission October 16, 2009," and an undated "Brief in Support of Highway Transition Design District" from Attorney Ted Ladwig. It was noted that the legend was legible on the maps and the maps appear to be dated 8/3/2009 and do not depict the changes proposed since the August application.

5f. It was noted that StoneRidge is applying for scenic road status for Jerry Browne Road.

6. Review of September 28, 2009 draft

MOTION: That the 9/28/2009 minutes are approved as amended (Herbst, Bell). Passed unanimously.

7. Adjournment

Motion to adjourn (Bell). Approved at 9:30 p.m.

Submitted by Ben Baldwin, Secretary

Approved at a regular meeting on 11/23/2009