

Town of Stonington Conservation Commission

Minutes of a Regular Meeting held on September 28, 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 7:02 p.m. Commission members also in attendance were Tim Bell, Ben Baldwin and Jennifer Herbst. Member Sheila Lyons arrived at 7:25 pm; Chairman Stanton Simm arrived at 8:10 pm. Alternate member Bob Dewire and Town Planner Keith Brynes were absent. Walter Grant, a member of the public, was present.

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

**2a. PZ0927RA Town of Stonington (ADR) - Zoning Regulation (ZR) Amendments to implement Architectural Design Review: Section 2.13 Performance Standards; Sec. 2.15 Architectural Design Review; Sec. 2.16 Design Review Requirements; Sec. 4.9 Highway Interchange Zone; Sec. 6.1 Special Use Permits; Sec. 6.5 Commission Powers Relative to Action on a Special Permit Use; Sec. 7.10 Off-Street Parking Requirements; Sec. 7.13 Site Plan & Structure Design Review Requirements; & Sec. 8.3 Site Plan Submissions Review & Approval.** Cole distributed copies of the draft zoning amendment dated 9/1/2009 that had been distributed via email. He read a memo from Planning Director Bill Haase and the Town Planner to the Planning & Zoning Commission dated 9/25/2009 as well as an ordinance establishing the ADR board that was approved at a town meeting on 7/16/2009. Baldwin said that he hoped the draft design guidelines from 2005 might be useful to this board.

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

**3. Open Space Subcommittee**

**3a. Discussion of parcels for preservation in Pawcatuck and other locations.** Herbst noted that the Coogan Farm is being marketed for sale.

**4. Old Business**

**4a. Mystic River Dam Committee.** Cole said that he met with Steve Gephardt, CT DEP Head of Fisheries. They discussed the 1600s+ era dam on Anguilla Brook at Lane Way that the owner wants to remove in the face of DEP's request for repairs; it was the site of flooding in the July storm. Cole said that the committee should follow the Anguilla Brook process to help with the Mystic River dam situation and that Chairman Simm had been irked when the town didn't purchase the property downstream that contains the historic Wequetequock dam.

Lyons arrived at 7:25 p.m.

**4b. Discussion of Stonington's 200 Greatest Roadside Trees.** Baldwin gave Bell a copy of the draft tree reporting form.

**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.

**4c. (sic) Discussion of drinking water quality issues.** Lyons said that the water companies should reduce their minimum charge.

**4f. Discussion of wind power regulations.** Cole and Herbst met with Planning Director Bill Haase and Town Planner Keith Brynes to go over the draft regulation contributed by Hervie Lamb of Mystic Solar. Haase said that a Special Use Permit requirement is necessary. Baldwin gave Herbst a copy of the new Charlestown, RI wind power regulations that were printed in The Sun on 9/21/2009.

**5. New Business**

**5a.** No new business was discussed.

**6. Review of August 24, 2009 draft**

**MOTION:** That the 8/24/2009 minutes are approved as presented (Bell, Lyons). Passed unanimously.

Chairman Simm arrived at 8:10 p.m. Returned to New Business.

**5. New Business**

**5a.** Discussed excluding structures such as detention basins and the like from 15% open space set asides. Chairman Simm will raise this issue with the PZC.

**5b.** Correspondence

- Connecticut Wildlife magazine
- Coastal permit #200802501-MG. New fixed pier at 192 Masons Island Road of Roland Violette, Jr.

**5c.** Baldwin suggested supporting conservation-minded organizations in town as both the Davis-Stanton Homestead Museum and the Denison Society offer “friends” memberships.

**5d.** Walter Grant asked if the Conservation Commission was a member of the DPNC.

**5e.** Walter Grant asked if there was a vacancy on the Commission. He had been told that there were no openings [The Town Clerk’s list dated 9/10/2009 shows one vacancy].

**5f.** Chairman Simm read a long letter from attorney Mark Branse to Paul Holland as acting chairman of the PZC regarding the last Lattizori application.

**7. Adjournment**

Motion to adjourn (Lyons). Approved at 8:45 p.m.

Submitted by Ben Baldwin, Secretary

Approved at a regular meeting on 10/26/2009