

Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on March 22, 2010
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

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

2. Review of Town Developments and Proposals

2a. PZ1003RA Town of Stonington (PZC) - Zoning Regulations Text Amendments to Article I (1.2 Definitions), Article II (2.4 Required Permits; 2.6 Non-Conforming Use & Bulk; 2.11 Gasoline Sale Places; 2.13 Performance Standards), Article III (3.1.2.4, 3.2.2.4, 3.3.2.4 & 3.4.2.3 Accessory Apartments; 3.2.4 & 3.3.4 Buffer Requirements; 3.1.3.3, 3.2.3.26, 3.3.3.6 & 3.4.3.3 Communications Towers), Article V (5.1.1, 5.1.2 & 5.2.1 Bulk & Use Tables), Article VI (6.1 Special Use Permits; 6.3 Conceptual Review for Projects over 30 Units; 6.6.9 Marinas – Yacht Clubs), Article VII (7.8 Residential Use Growth Management; 7.10.5.2 Off-Street Loading Berths; 7.10.6 Off-street Parking Lot Design Requirements; 7.17 Telecommunications Antennas & Towers), Article VIII (8.2.2.6 Zoning Permits; 8.3 Site Plan Submissions – Review and Approval; 8.4.2 Type 2 Site Plans; 8.4.3 Master Plans; 8.8.1 Impact Statement; 8.8.3 Zoning Text Amendments; 8.9 Public Hearings; 8.10 Zoning Board of Appeals), Article IX (9.4.5 Reapplication), Article X (10.1 US Route 1 Temporary Moratorium), Appendix (Acronyms). Town Planner Brynes went over the questions raised and suggested changes from the February meeting. Items discussed included: what makes up the Comprehensive Plan (only map & text), former member Howard Eaton's study of the town's growth rate and the idea of cutting building permits off after 1 or 1.5% growth per year, the Certified Improvement Location Survey, buffers under section 3.4 for RA40 & RA20, keeping growth management at section 7.78.8, rewording section 7.10.6.6 to state that "parking lot shall provide a buffer for adjacent land uses (p. 20), add "natural or historic" resources at section 8.8.1.4 (p. 36), and clarify the meaning of "commitment of ir retrievable resources," perhaps by describing the impact on the resource. The Commission suggests: "A commitment of resources is considered ir retrievable when primary or secondary impacts adversely affect the natural and/or historic value of the resource." In section 8.8.3.2 delete: "in combination with the actual pattern of the built environment that has taken place on the ground." MOTION: Accept the two text amendments with changes the Commission has suggested (Grand, Bell). Passed unanimously.

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

3. Open Space Parcels

3a. Discussion of parcels for preservation. The following items were discussed:

- The T-Mobile has applied for a cell tower on Pawcatuck Avenue, across the tracks from Spellman Park. The CT Siting Council hearing will be held at the Como on 4/13/2010 at 3 p.m. and again at 7 p.m. with the balloon being flown at 2 p.m.
- Chairman Simm said that the conservation easement at the **Sommers Subdivision** from 1989 has not been recorded. The area in question borders an Avalonia preserve. A 16.5-acre easement was required as part of the approvals, but was not filed per the Inland Wetlands and Watercourses Commission approval and in lieu of open space. Simm said that there is a large pond to the south that the land drains into. He would like to see a 25-acre conservation easement area.
- It was noted that the town participate in preserving the Coogan Farm's stone walls and foundation, in conjunction with the Denison Pequotsepos Nature Center.

4. Old Business

4a. Mystic River Dam Committee. Bell said that the dam was holding. Town Planner Brynes asked about water quality studies for Whitford Brook and Simm recommended contacting Bob O'Neil, past president of the Mystic River Whitford Brook Watershed Association.

4b. Discussion of Stonington's 200 Greatest Roadside Trees. The Commission's tree planting in the 1980s on North Main, East Main and Moss Streets was discussed. The Stonington Land Trust has offered \$12,500 for tree planting in town. Chairman Simm challenged members to submit 3 tree nominations by the next meeting. Baldwin will redistribute the draft nomination form. Baldwin said that he had attended Glenn Dreyer's walk & talk at Wadawanuck Square.

4c. Discussion of Wequetequock Cove water quality study and water quality testing for streams. Baldwin noted that CUSH was holding its annual meeting on 3/25 when water quality information was due to be issued.

4d. Discussion of drinking water quality issues. Chairman Simm will check with Gracelyn Guyol of CUSH on the status of water quality studies for Wequetequock Cove.

4e. Discussion of alternative energy regulations. Walter Grant said that he was working on an energy audit on the Town. Final version of the Wind Regs to be coordinated with Hervie Lamb and Stuart Cole.

5. New Business

5a. It was suggested that compliance with zoning be shown when making a land use application.

5b. Correspondence:

- CT Audubon Society's State of the Birds 2010
- OLISP Notice of Tentative Determination Application #200801785-MG Ender's Island
- FEMA letter re: new digital flood maps (DFIRMs). Letter of Final Determination will now be scheduled for between 12/2010-1/2011 making new maps effective June-July, 2011.
- OLISP Notice of Tentative Determination Application and Notice of Intent to waive the requirement for public hearing application #201000348-MG Chris Dixon at 286 N Main St
- OLISP Notice of Tentative Determination Application and Notice of Intent to waive the requirement for public hearing application #200802176-MG Gwenmore Marina, Inc. at 12 Roseleah Dr
- OLISP Notice of Tentative Determination Application and Notice of Intent to waive the requirement for public hearing application #200903837-MG Kevin McGrath at 29 Roseleah Dr
- CT Siting Council notice of public hearing re: cell tower at 166 Pawcatuck Ave
- The Nature Conservancy membership solicitations

6. Review of January 25, 2010 draft minutes.

MOTION: Approve as read (Bell, Grant). Passed unanimously.

7. Adjournment - Motion to adjourn (Bell). Approved at 9:35 p.m.

Minutes submitted by



Ben Baldwin

Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting on 4/26/2010.