

Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on August 23, 2010
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order: Called to order by Secretary Ben Baldwin at 7:10 p.m. Commission members also in attendance were Tim Bell, Sheila Lyons, and Walter Grant. Chairman Stanton Simm arrived at 7:17 p.m. Members Stuart Cole, Jennifer Herbst and Bob Dewire were absent. Town Planner Keith Brynes was not present.

2. Review of Town Developments and Proposals

MOTION: To move to item 2c (Lyons, Bell). Passed unanimously.

2c. PZ1017ZC Precious Memories Preschool - Zoning Map Amendment to change parcel zoning from GBR-130 to RH-10 to allow for future development of a Child Day Care Center. Property located 171 Liberty St., Pawcatuck, CT. Assessor's Map 16 Block 4 Lot 21, Zones RH-10 & GBR-130. Ed Wenke, a licensed professional engineer presented the application for a zone change. He stated that the buildings are to be razed, but that the stone walls and the milestone are to remain. A new 8-9,000 sq. ft. 1-story preschool building is proposed. Hours of operation are 7 a.m. to 6 p.m. A pedestrian connection to abutting West Vine School is hoped for. The applicants operate a preschool on Sandy Hollow Road in Mystic.

MOTION: The Commission is concerned about setting precedent in changing to a zone allowing more intense uses, but since the adjacent land is town-owned school property we don't see this setting a precedent in this area and therefore we approve of the zone change from GB-130 to RH-10 (Lyons, Bell). Passed unanimously.

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

2b. PZ1016RA George J. & Lynn M. Kimmerle - Zoning Regulation Text Amendment to change the current requirements for permitting an accessory apartment in a single family residential structure. The Applicants have reportedly requested a delay and are expected to change the application. They are owners of 524 Pequot Trail. Tabled to the next meeting.

3. Open Space Parcels

3a. Discussion of parcels for preservation. Bell noted that the Wilcox Marine property on Wilcox Road is on the market. It includes an inaccessible waterfront parcel south of the Amtrak tracks. Baldwin noted that an 11-acre lot just east of the Road Church is also on the market. The upcoming residential subdivision application for the Perkins Farm was discussed; Inland Wetlands is reviewing it first. The status of the funding for acquisition of the waterfront Crowley parcel was discussed; Chairman Simm said that a final price has not yet been set and that he would be attending the 9/1 Board of Finance meeting as part of arranging for the town's contribution from the land acquisition fund.

First Selectman Ed Haberek arrived at 7:50 p.m. MOTION: To move to item 5a (Bell, Grant). Passed unanimously.

5. New Business

5a. Chairman Simm proposed a zoning regulation amendment for addition of an age restricted housing regulation for age 55+ based on the Open Space Development regulation (or added to the OSD) where density bonuses would be permitted (30-40% in sewerred areas, 20-30% in non-sewerred areas) and at least 50% of the houses must contain less than 1,000 sq. ft. An additional density bonus might be given for having a greater percentage of small homes. Only 1 and 2-bedroom would be permitted. Simm distributed a draft outline of the regulation and a copy of the OSD regulation. Simm said that he was in favor of another Stonington Arms in town. A joint meeting with the PZC is proposed to evaluate the proposal.

5b. Simm distributed a map of the open space parcel at 23 Bittersweet Way that was transferred to the town in 2006. It was noted that the Board of Selectmen accepted the parcel without notifying the Conservation Commission or asking for the Conservation Commission's input despite that fact that the Conservation Commission is responsible for managing town open space and conservation easements. It is hoped that the current Board will consult with the Conservation Commission when evaluating offers of conservation land and conservation easements to the Town.

5c. Changes to yard requirements of the GB130 and RC120 zones were discussed briefly. Lyons said that the town needs a buildable land regulation first and then set the yard setbacks. Non-infringement areas are in tidal wetlands, but not inland wetlands, according to the Town Planner's reading of the Plan of Conservation and Development.

5d. It was noted that the open space requirements should keep the set aside clear of utilities, detention basins and sumps.

First Selectman Haberek departed at 8:30 p.m.

5e. Lyons distributed part of the PZC minutes for 8/3/2010 that included the Commissioners' comments as part of the Public Forum on Changes to Signage Regulations and her comments on the 8/17/2010 PZC meeting regarding the zone change for the Mystic Hill Subdivision. She mentioned the incomplete open space dedication at the subdivision; it will be completed separately from application.

5f. It was mentioned that the Board of Selectmen had accepted the open space set aside for Cherenzia's Mary Hall / Greenhaven Road development.

MOTION: Move to item 4a (Bell, Grant). Passed unanimously.

4. Old Business

4a. *Mystic River Dam Committee.* Bell said that no activity; awaiting completion of Route 184 bridge.

4b. *Discussion of Stonington's 200 Greatest Roadside Trees.* Poor pruning of a tree was discussed, but it is believed to be located on private property. Baldwin will compile a list of the roadside tree survey and photographs to be placed on the Conservation Commission's website and used by the Highway Department.

4c. *Discussion of alternative energy regulations.* Simm to discuss with Cole.

5. New Business

5g. Recognition of Whit Davis, former Conservation Commission and IWWC member, through a tree to be planted at the Davis Homestead Museum was discussed. MOTION: To set aside \$500 for purchase of an honorific tree (Bell, Grant). Passed unanimously.

5h. *Correspondence:*

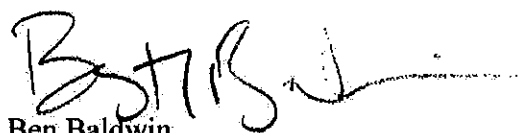
- OLISP Notice of Approval of #201001652-MG for 149 Wamphassuc Point Road, Stonington
- OLISP Notice of Approval of #201003378-MG for 55 Church Street, Stonington.
- A thank you note from the Wood-Pawcatuck Watershed Association for membership paid through 5/31/2011.
- FEMA letter regarding the draft flood insurance maps (DFIRMs) distributed to the town on 7/1/2008.
- Baldwin received Mile-A-Minute Vine "wanted" posters and postcards from UConn and distributed them to members and public.

6. *Review of June 28, 2010 draft minutes and July 26th, 2010 draft minutes.*

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

7. Adjournment - Motion to adjourn (Bell). Approved at 10:25 p.m.

Minutes submitted by



Ben Baldwin

Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting on 9/27/2010