

Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on September 27, 2010
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order: Called to order by Chairman Stanton Simm at 7:00 p.m. Commission members also in attendance were Tim Bell, Sheila Lyons, Ben Baldwin, Stuart Cole and Walter Grant. Member Bob Dewire was absent. Town Planner Keith Brynes and members of the public were present.

2. Review of Town Developments and Proposals

MOTION: To move to item 2b (Grant, Lyons). Passed unanimously. Stuart Cole recused himself as he is an abutter.

2b. PZ1018SD Philip & Alison Darrell - Re-subdivision application for a 2-lot subdivision of a 19.85± acre parcel. Property located at 580 North Main St., Stonington. Assessor's Map 97 Block 1 Lot 4. Zone GBR-130. John Paul Mereen of Gerwick Mereen, surveyors, presented the application which would create one new building lot with a house site near the road and a 3.04-acre parcel at the north rear which would be transferred to abutting Avalonia Land Conservancy. There is an existing house at the north end of Sylvia's Pond and a shared driveway used by Tyler to the west. The wetlands have been prorated. Mr. Mereen said that he had not heard back from Avalonia and that he was unaware of the restrictive covenants on land abutting and containing Sylvia's Pond. The Sylvia's Pond Association covenants were reported to require a minimum lot size of 10 acres for residential lots. Abutter Tyler is a relative of the applicant and it was mentioned that a lot line adjustment might be possible to increase the lots to 10 acres each. MOTION: The Commission recommends the application be accepted with the following provisions: 1) that the applicants contact the Sylvia's Pond Association to be sure that the lot layout is permitted under their rules and 2) that the Avalonia Land Conservancy accepts the open space.

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

2c. PZ1021SD & GPP Allied Development Partners, LLC - Re-subdivision and Groundwater Protection Permit applications for a 3-lot subdivision of a 6.67± acre parcel. Property located at 1225 Pequot Trail, Mystic. Assessor's Map 135 Block 2 Lot 1A. Zones RA-40 & GBR-130. Pat Lafayette of Development Solutions described the proposed subdivision to create 3 new lots on a new cul-de-sac off Deer Ridge Road. A road stub will be held by the town in the event the property to the east is subdivided. There are no adjacent areas of dedicated open space. MOTION: The Commission recommends a fee in lieu of an open space set aside (Cole, Bell). Passed unanimously.

MOTION: To move to item 2d (Baldwin, Bell). Passed unanimously. Grant recused himself for the item.

2d. PZ1020ZC, SPA & CAM Mystic Seaport Museum, Inc. - Applications for Zone Change, Site Plan Approval & Coastal Area Management Review for changes to current MHD properties/structures. Properties located off Greenmanville Ave., Rossie St., Williams St., & Bruggeman Pl., Mystic. Zone MHD. Town Planner Brynes described the proposed master plan amendments including building changes, solar panels on the Rossie Mill and changes in the parking lots. There was concern expressed that banners for the parking lots might be signs under zoning and the proposed masts were too tall. Lyons will review the application for the next meeting. Jim Giblin, a Mystic Seaport volunteer and former facilities director, was present to receive Commission comment.

2a. 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 applicant has requested a delay.

2c. PZ1019RA Town of Stonington - Zoning Regulations (Signage) Text Amendments to Article I:1.2 Definitions; Article II: 2.13 Performance Standards, 2.15 Architectural Design Review; Article III: 3.3 Residential RM-20, RM-15, RH-10 Zones; Article IV: 4.1 Development Area (DB-5), 4.2 Convenience Shopping (CS-5), 4.3 Local Shopping (LS-5), 4.4 General Commercial (GC-60), 4.5 Tourist Commercial (TC-80), 4.6 Marine Commercial (MC-80), 4.7 Manufacturing (M-1), 4.9 Highway Interchange Zone (HI-60); Article V: 5.2.2 Bulk & Use Table; Article VI: 6.6.5 Special Use Permit – Drive-in Window; Article VII: 7.12 Sign Regulations: 7.21 Neighborhood Development District (NDD); Article VIII:8.4 Site Plan Requirements. Tabled to the next meeting; Town Planner Brynes distributed the 29-page application for review.

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

3. Open Space Parcels

3a. *Discussion of parcels for preservation.* Chairman Simm said that the request for a \$100,000 contribution toward the purchase of the Crowley's waterfront parcel on Palmer Neck Road from the open space acquisition fund had been made to the Board of Finance.

4. Old Business

4a. *Mystic River Dam Committee.* It was noted that Steve Gephardt, CT DEP Fisheries, should be invited to speak, especially after work on the Lane Way/Mink Farm Dam is completed.

4b. *Discussion of Stonington's 200 Greatest Roadside Trees.* Baldwin said that he spoke with Public Works Director Joe Bragaw about the list of trees and the care of the Thatcher memorial tree at Town Hall. Baldwin said he will distribute the list soon.

4c. *Discussion of Alternative Energy Regulations.* Final draft received from Jennifer Herbst, but is not a priority for PZC right now. Grant offered to review. Simm said that the town should adopt the regulations, be a leader before they are overridden by a higher authority.

4d. *Conservation Subdivision / Age Restricted Housing Regulations.* To be reviewed next meeting.

4e. *Discussion of Modifications to GBR-130 Non-Infringement Area and Bulk Regulations.* Simm met with the PZC and got a good response on the GBR-130; the RC-120 adhere to present regulations. The elimination of the non-infringement zone and change of side yards from 75 feet and 75 feet to 75 feet and 35 or 25 feet. Some concern was expressed by the PZC about changing the RC-120 zone. It was suggested that areas within 100 feet of tidal wetlands be regulated. MOTION: The Chairman will coordinate with the Town Planner for a joint amendment application with the PZC (Baldwin, Bell). Passed unanimously.

5. New Business

5a. Lyons said that the action items for the Open Space Plan should be reviewed by the Commission for the next meeting as the town prepares for the POCD update.

5b. Director of Planning Haase is eager to form a new commission for the 2014 POCD and wants to know what emphasis the plan should have. Lyons suggested enacting buildable land regulations. Some towns are using them and should be investigated.

5c. The Westerly Land Trust has programs on Thursdays.

5d. Jennifer Herbst has resigned from the Commission.


5b. *Correspondence:*

- OLISP Notice of Application #200602372- MG for Dodson Boat Yard, Stonington
- Avalonia Trails fall newsletter.

6. *Review of August 23, 2010 draft minutes* MOTION: Approve as read (Bell, Lyons). Passed unanimously.

7. **Adjournment** - Motion to adjourn (Cole). Approved at 8:57 p.m.

Submitted by



Ben Baldwin
Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting on 10/25/2010.