

Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on October 25, 2010
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order: Called to order by Chairman Stanton Simm at 7:15 p.m. Commission members also in attendance were Tim Bell, Ben Baldwin and Walter Grant. Members Sheila Lyons, Stuart Cole and Bob Dewire were absent. Town Planner Keith Brynes and members of the public were present.

2. Review of Town Developments and Proposals

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

2c. 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 reviewed the proposed master plan amendments - ±45-foot tall masts in south parking lot entrance island would replace some trees and placement of 8 sq. ft. banners on poles. Brian Kent of Kent-Frost Landscape Architects, the designer, stated that the decision whether to use pavers in the area where the tug is current on exhibit has not been made and that the height of the shrubbery would be low. Sheila Lyons had reviewed the plans since the last meeting and had communicated her concerns to Chairman Simm. It was reported that the mast in downtown Mystic is 117 feet tall. MOTION: The CC doesn't have a concern with the overall concept or planting plan, but we recommend that the banners not be permanent, but be installed for short-term special events and programs, such as is done in downtown Pawcatuck (Baldwin, Bell). Passed unanimously.

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 final application has not yet been received.

MOTION: To move to Old Business item 4c (Baldwin, Bell). Passed unanimously.

4c. Discussion of Alternative Energy Regulations. Walter Grant reviewed Jennifer Herbst's final draft of the regulations and distributed an AWEA (American Wind Energy Association) Model Zoning Ordinance. He said that there were a few items from the model that are missing from our draft. John Ryan of Mystic Solar offered his expertise in reviewing the draft. Grant is to meet with Ryan and Town Planner Brynes to prepare a final regulation for PZC.

MOTION: To move to 2b (Baldwin, Bell). Passed unanimously.

2b. 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.* Town Planner Brynes distributed the missing page 30 of the application print-out. He reported that the amendment cleans up conflicts, confusion, ambiguity and loopholes. MOTION: The PZC should carefully make changes to the zoning regulations to preserve the unique character of Stonington and minimize the size of signs in general. "Open" signs should be smaller than 3 feet by 5 feet - perhaps 10 sq. ft. (Bell, Grant). Passed unanimously.

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

3. Open Space Parcels

3a. Discussion of parcels for preservation. Bell restated his recommendation that acquisition of Wilcox Beach be considered. Chairman Simm reported that the ±29-acre open space parcel at Grandview Farms has been transferred to the Stonington Land Trust. Town Planner Brynes said he had met with a town attorney re: Admiral Cove's insufficient maintenance and easements. Unfortunately, he reported that there

are no completion bonds remaining and permits were issued without the transfer of the easement to the town having taken place. The Mystic Hill open space parcel of Ronald O'Keefe was discussed. Baldwin and Grant will determine if the DPNC, now an abutter, is interested in accepting the land. Tim Bell said he would investigate the conservation easement transferred to the Conservation Commission as agent for the Town at the Colin Donahue properties on upper Al Harvey Road.

4. Old Business

4a. Mystic River Dam Committee. Bell reports that water flow is low and the Route 184 bridge is under construction.

4b. Discussion of Stonington's 200 Greatest Roadside Trees. Baldwin said he will distribute a draft to Bell soon.

4d. Conservation Subdivision / Age Restricted Housing Regulations. Not reviewed.

4e. Discussion of Modifications to GBR-130 Non-Infringement Area and Bulk Regulations. Simm said that the PZC like the idea of removing the 100-foot buffer, but wants to keep setbacks and noninfringement area for inland wetlands. Zones M-1 and LI-130 would allow expanded gross floor area.

4f. Discussion of Modifications to LI-130 Zone Use Regulations. Agriculture would be added as a use to LI-130.

5. New Business

5a. Discussion of Progress on Plan of Conservation and Development's Open Space Plan. Action items of the current POCD's Open Space Plan to be reviewed next month.

5b. Discussion of Un-Transferred Subdivision Open Space Parcels. Reviewed under 3a. Town Planner Brynes to track.

5c. Chairman Simm said that Stuart Cole was not going to renew his membership on the Commission. It was noted that the Commission already has one vacancy.

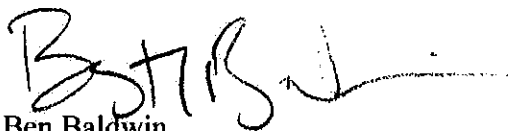
5b. Correspondence:

- CACIWC brochure on Environmental Toolkit for assessing Development Proposals.
- CACIWC *The Habitat* newsletter - Fall 2010
- *Connecticut Wildlife* Sept/Oct 2010
- *Avalonia Trails* fall newsletter.

6. Review of September 27, 2010 draft minutes MOTION: Approve as read (Bell, Grant). Passed unanimously.

7. Adjournment - Motion to adjourn (Bell. Approved at 10:00 p.m.

Minutes submitted by



Ben Baldwin
Secretary, Town of Stonington Conservation Commission

Approved at a special meeting on January 10, 2011.