

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

1. Call to order: The regular meeting of the Stonington Conservation Commission of 11/22/10 was called to order at 7:08 pm by Chairman Stanton Simm. In attendance were Stuart Cole, Walter Grant, and Sheila Lyons, and Town Planner Keith Brynes. Absent were Ben Baldwin, Tim Bell and alternate Bob Dewire. In addition were three residents of Stone Ridge, a large group of students, and some interested residents.

2. Review of Town Developments and Proposals

A motion was made and seconded, to rearrange the agenda to discuss item **2b. PZ1024SD - GPP Lattizori Development, LLC**, a 37 lot subdivision of 70 acres at 189 Jerry Browne Road, Mystic, a property partially in RA-40 and partially in GBR-130. Attorney Ted Ladwig, representing the applicant, turned over a set of detailed plans, of 53 pages to Chairman Simm and a schematic to the other commissioners and members of the public.

Topics discussed: 1) Different zones

2) Sewers and septic. Part of the development serviced by the Mystic sewer district and part will have septic, even though "difficult" soil types and grade issues. A dotted line, running north to south separates the two sections on the mini-plan shown.

3) Application submission - whether a conservation subdivision has been considered. Commissioner Cole felt site would be appropriate for this type of development and houses in the northern portion could be further from route 95. Ludwig said that a conservation subdivision had been considered and that the application as presented abides by all zoning regulations.

4) Size of the lots. Larger lots are on the east side abutting the Avalonia land and some of them have vernal pools.

5) Trees. The question was asked if there was any correlation with the % removed and the % of new trees shown on the plan. The answer from Keith was no. Cole and Simm discussed the fact that there was not a lot of old growth because the property had been farm land. The regulations require a tree every 50 feet along the road. There will be a great variety; listed are red cedars, flowering crab apple, red maples, pin oaks, tulip poplars, swamp oaks, London plane trees - more than 100., probably overseen by receiver of open space - Avalonia, Stonington land Trust, or a homeowners Association. The crown size of trees along Jerry Browne Road are smaller - could be because of utility wires.

6) Roads. There will be town roads - main one called Dalysa, other Perkins Farm Road. Suggestion made to call the main thoroughfare Perkins Farm Road.

7) Susceptibility to flooding. Ladwig noted the Aquarion Dam is less than ½ mile away. Simm noted that storm water would flow away from the property.

8) Old farm house - no provision for saving or restoring.

9) Stonewalls - mentioned on the schematic. Suggested that they be preserved where they make sense.

Grant made a motion to accept the subdivision as shown. Lyons seconded. All voted in favor. Cole made a motion that applicant be requested to submit a conservation subdivision. Three members voted in favor. Lyons voted against.

2a. PZ1016RA George J. & Lynn M. Kimmerle on an accessory apartment in a single family residential structure. -

After discussion of the time clock, explained by Planner Brynes - 65 days to open hearing once applicant applied, 35 days to hold the hearing, 65 - extensions ~ 65 days to decide once hearing is closed, and members declared their concern, Lyons motioned that three items be included:

1) The % of accessory space be maintained at 1/3 not eliminated as proposed, though could be modified a bit.

2) Change the opening statement because the word OR implies that the accessory apartment could be in a separate building. There seems to be an anomaly here.

3) Reference a specific date - house built prior to 1985.
Cole seconded the motion and all voted in favor.

2c. PZ1025RA Joseph Putnam not discussed. To be considered in December.

2d. PZ1027RA Greater Mystic Chamber of Commerce, et al. Not discussed.

2e. Any pending applications and new preliminary proposals. Nothing

3a. Open Space Parcels - Discussion of parcels for preservation. Nothing.

4. Old Business

4a. Mystic River Dam Committee. Nothing

4b. Discussion of Stonington's 200 Greatest Roadside Trees. Nothing

4c. Discussion of Alternative Energy Regulations. An advisory group, not a subcommittee, will be set up with Walter Grant as the head and Keith Brynes assisting. Jennifer Herbst will be in contact by telephone from England.

4d. Conservation Subdivision / Age Restricted Housing Regulations. Nothing

4e. Discussion of Modifications to GBR-130 Zone Non-Infringement Area and Bulk Regulations.

Discussion of PZC seemingly passing on GBR-130 zone non-infringement area and bulk regulations to ZBA, as they are opposed to anything limiting the authority of the ZBA. Cole proposed the Conservation Commission itself submit an application to change the side yard requirements to 75 and 25, a combination of 100 feet to allow homeowners some flexibility. Grant seconded. All voted in favor.

4f. Discussion of Modifications to LI-130 Zone Use Regulations. Nothing.

4g. Discussion of Progress on Plan of Conservation and Development's Open Space Plan. Brynes and Lyons spoke on no funding for 2014 Plan, just keep working on 2004 items not accomplished yet. Bill Abt has resigned from POCD so committee down to 3 members. Haase suggests they form the nucleus of a new committee. To be appointed in 2011.

5. New Business

5a. Discussion of Open Space and Conservation Easement Transfers for Ongoing Subdivisions. Nothing

5b. Discussion of 2011 Regular Meeting Dates. Dates follow the same pattern as 2010.

5c. Discussion of the Westerly Land Trust's "KeepSpace Westerly" Project. Simm attended Westerly Land Trust's "KeepSpace Westerly" project for downtown proposals. Interesting discussions on Westerly-village core in back of train station. They want our input.

6. Review of October 25 draft minutes. Discussion of minutes deferred to next meeting.

7. Adjournment. Cole made motion to adjourn at 9:50

Minutes submitted by substitute Secretary, Sheila A. Lyons



Ben Baldwin
Secretary, Town of Stonington Conservation Commission

Approved on January 10, 2011.