

Town of Stonington Conservation Commission
Minutes of a Special Meeting held on January 10, 2011
Pawcatuck Fire Station Meeting Room, 33 Liberty Street, Pawcatuck, CT

1. Call to order: The meeting was called to order at 7:12 pm by Vice Chairman Stuart Cole. In attendance were Walter Grant, Tim Bell and Ben Baldwin. About 12 members of the public were present. Absent were Chairman Stanton Simm, Sheila Lyons, alternate Bob Dewire and Town Planner Keith Brynes.

2. Review of Town Developments and Proposals

2a. PZ1025RA Joseph H. Putnam - Zoning Regulations Text Amendment to Section 3.4 Residential RA20, RA-15 Zones: within RA-20 only, to permit Open Space Development in accordance with Section 6.6.22, and Section 5.1.2 Residential Zones: Permitted, Accessory & Special Uses. One document, "OSD Proposed Text.pdf," was distributed by Town Planner Brynes by email. Alisa Morrison spoke, representing Mr. Putnam. She showed areas of town zoned RA-20 to which the regulation amendment would apply on a map and RA-20 lots which she believed could be subdivided. Mr. Putnam also spoke. Reviewed application distributed by Brynes by email. MOTION: The Commission recommends that the regulation amendment be approved as presented (Grant, Bell). Passed unanimously.

2b. PZ1027RA Greater Mystic Chamber of Commerce, et al - Zoning Regulations Text Amendment to Section 7.12.7.7 Special Detached Banners. Two documents were distributed by Town Planner Brynes by email: "Special Detached Banners Proposed Text 11-16-2010.pdf" and "Detached Banner Zoning Application 11-16-2010 (2).pdf." Cassandra Meyer-Ogren of Mystic Aquarium and Ken Wilson of Mystic Seaport spoke about the intent of the regulation amendment. General discussion on the regulation amendment was held. While the Commission does not regularly comments on the specifics of sign regulations we are in general agreement with the regulation amendment.

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

3. Open Space Parcels

3a. Discussion of parcels for preservation. Discussion held on waterfront Wilcox parcel on the south side of Amtrak and adjacent parcels.

4. Old Business

4a. Mystic River Dam Committee. Bell said that there was nothing new to report.

4b. Discussion of Stonington's 200 Greatest Roadside Trees. Baldwin to forward report to Bell.

4c. Discussion of Alternative Energy Regulations. Grant had expected a draft of the regulation from Town Planner Brynes today. Brynes had emailed Baldwin saying the PZC had recently approved a small roof-mounted wind turbine at Pine Point School. Members of the public attended the meeting to learn what the town was doing to encourage alternative energy generation. Cole said that the Commission had been working on this issue since at least he PZC denied a regulation amendment to allow a tall turbine at Pine Point School and had worked on the regulation with Herve Lamb of Mystic Solar and others. He said that regionally there has been more concern recently about turbine noise and flicker and a proposal for turbines in Charlestown, RI is no longer a sure thing, but that Stonington has some of the best winds in Connecticut for power generation. The members of the public will follow up on the Commission's regulation amendment. Cole said that the regulation will be a focus of the January 24, 2011 meeting.

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

4e. Discussion of Modifications to GBR-130 Zone Non-Infringement Area and Bulk Regulations. Not discussed.

4f. Discussion of Modifications to LI-130 Zone Use Regulations. Not discussed.

4g. Discussion of Progress on Plan of Conservation and Development's Open Space Plan. Not discussed.

4h. Discussion of Open Space and Conservation Easement Transfers for Ongoing Subdivisions. Baldwin said that a list of improperly transferred parcels had been given to Town Planner Brynes.

4i. Discussion of the Westerly Land Trust's "KeepSpace Westerly" Project. Chairman Simm attended the initial meeting and Baldwin distributed an article on the program from The Sun on 1/3/2011 (<http://keepspacewesterly.org>).

5. New Business

5a. Discussion of 2011 Regular Meeting Dates. Meetings will be held, as usual, at 7 pm on the fourth Monday of the month at the Police Station meeting room. The one exception is that the December meeting will be held on 12/19/2011 instead of 12/26/2011. The next meeting will be held on 1/24/2011.

5b. Correspondence.

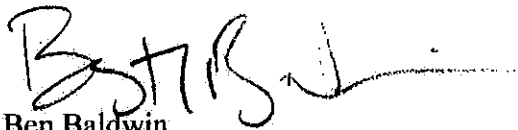
- CT DEP OLISP permits issued for 28 Harbor View Terrace (#201005872-JW Vorster and Sokolik) and 194 Water Street (#200602372-MG Dodson Boat Yard, LLC).
- Application has been made for 100 Old North Road (#201006034-MG Wainston).
- Bell received a Fee In Lieu of Open Space spreadsheet showing that town account #420-74000 has received \$281,753.43 as of October 20, 2010.

6. Review of October 25 & November 22 draft minutes

MOTION: Approve the minutes as read and amended (Bell, Grant). Passed unanimously.

7. Adjournment. Bell made motion to adjourn at 8:45 pm.

Minutes submitted by



Ben Baldwin
Secretary, Town of Stonington Conservation Commission

Approved by the Commission on 2/28/2011