

Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on February 28, 2011
Police Station Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order: The meeting was called to order at 7:10 pm by Chairman Stanton Simm. In attendance were Stuart Cole, Walter Grant, Tim Bell and Ben Baldwin. About 3 members of the public were present. Absent were Sheila Lyons, alternate Bob Dewire and Interim Administrative Director of Planning Keith Brynes.

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

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

Chairman Simm said that he spoke with the First Selectman and doesn't see a problem about receiving a fee waiver for the regulation amendment application. This would avoid the need for a survey and payment of fees. The town attorney will review and the attorney general says that the Conservation Commission can make recommendations on uses of land in Town. An application is said to be a recommendation of land use change. Carlene Donnarummo said that PZC stated that they wanted a written recommendation. The Conservation Commission is looking for the removal of 100-foot noninfringement area and a change of sideyards from 75 & 75 feet to a total of 100 feet with a minimum of 25 feet for one side. The IWWC regulations will still protect inland wetlands. MOTION: Chairman Simm is authorized, as voted before, to work with Interim Administrative Director of Planning Brynes to draw up an application for a regulation amendment for GBR-130 for elimination of the noninfringement area and change the sideyard requirements (Cole, Bell). Passed unanimously.

2. Review of Town Developments and Proposals

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

3. Open Space Parcels

3a. Discussion of parcels for preservation.

- Discussion held on waterfront Crowley Property on Palmer Neck Road. Avalonia will own the property in fee while DEP will manage and hold a USDA grasslands easement. Simm noted that Statute 8.25b requires use of the open space acquisition funds for preserving open space, not necessarily fee ownership. He noted that the town will contribute 7% of the acquisition cost to bring about \$1.5 Million to the Town.
- Bell said that members of the Wilcox family are in favor of dedicating the waterfront parcels on the south side of Amtrak as open space.
- Baldwin noted that 0.66-acre parcel 42-2-1, 472 North Anguilla Road, the northernmost parcel on the east side of the road, had recently been declared a building lot to settle a legal challenge despite it being in the RR-80 zone. It had been identified as remaining land of Miner when the Commission reviewed the Farm Ponds application. Unfortunately this land is in front of Avalonia's Perry Preserve and across from their Farm Ponds Preserve.
- It was discussed that Baldwin draft a letter to Interim Administrative Director of Planning Brynes asking for feedback on our recommendations so that open space can be tracked. The Commission wants to know what the procedures are and want to be notified.

4. Old Business

4a. Mystic River Dam Committee. Bell said that he accessed the dam from the end of Hyde Pond Court in Groton with property owner permission to inspect the dam and fish ladder. Water was seen to be moving fast on 2/27/2011 and the ladder was found to be locked shut. Bell asked who has the key.

4b. Discussion of Stonington's 200 Greatest Roadside Trees. Baldwin stated that he thought the cutting of the large tree within Fleming's front display area was unfortunate. The tree was on private property at 786 Stonington Road.

4c. Discussion of Alternative Energy Regulations. There has been confusion about changes and drafts. Simm and Grant will hammer out a draft with Interim Administrative Director of Planning Brynes within

two weeks or so. Carlene Donnarummo distributed copies of the Charlestown RI wind regulations that were recently published in The Sun.

4d. Conservation Subdivision / Age Restricted Housing Regulations. Chairman Simm said that this item should be taken off the table now the changes have taken place adjacent to Mystic Middle School.

4f. Discussion of Modifications to LI-130 Zone Use Regulations. It was noted that Pfizer does not wells on certain parts of their property on Taugwonk Road that is on the market.

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.

Discussed under 3a. Baldwin to write letter.

4i. Discussion of the Westerly Land Trust's "KeepSpace Westerly" Project. Chairman Simm said that the proposal might work for adjacent portions of Pawcatuck.

5. New Business

5a. Planning for Climate Change. Lyons will discuss upon return in April.

5b. Correspondence.

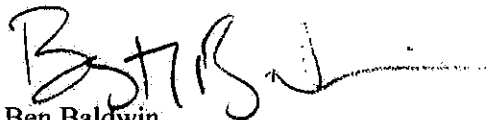
- Letter dated 1/16/2011 from Rick Newton, Stewardship Chairman of Avalonia, to PZC with Conservation Commission copied regarding ALC's comments on the Lattizori subdivision application. A scan of the letter was distributed to Conservation Commission members on 2/1/2011 via email.
- Letter from Town Engineer dated 2/16/2011 regarding resurfacing of Taugwonk Road adjacent to Exit 91. Baldwin said that this is an important gateway to town and that the Commission should make a response. A reduction in Autumn Olive was discussed. MOTION: Baldwin to write response (Cole, Bell). Passed unanimously.
- Society of Soil Scientists of Southern New England Registry 2010.
- CT DEP OLISP permit issued for 100 Old North Road (#201006034-MG Wainston).
- US Army Corps of Engineers reissuance of the CT general permit.

6. Review of January 10, 2011 draft minutes

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

7. Adjournment. Cole made a motion to adjourn at 8:30 pm.

Minutes submitted by



Ben Baldwin
Secretary, Town of Stonington Conservation Commission

Approved by the Commission on May 2, 2011.