

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

**1. Call to order:** The meeting was called to order at 7:20 pm by Chairman Stanton Simm. In attendance were Walter Grant, Tim Bell and Ben Baldwin. About 4 members of the public were present. Absent were Sheila Lyons, Stuart Cole, and alternate Bob Dewire. Interim Administrative Director of Planning Keith Brynes was not present.

**2. Review of Town Developments and Proposals**

**2a. PZ1105RA 60 Willow Street, LLC - Zoning Regulations Text Amendment to Section 7.3.5 Design Height Limitation in Coastal Areas: add IHRD zone; Section 8.3.6. Changes and Modifications to an Approved Plan, Sections 8.3.6.1 and 8.3.6.3: add Master Plan.** The proposed text changes were distributed. Chad Frost, landscape architect, of Frost+Kent Landscape Architecture presented the regulation amendment. This is to allow a 4-foot high roof monitor to be added to the building for HVAC equipment at 60 Willow Street that is under renovation. Chairman Simm asked why an application had not been made to the Zoning Board of Appeals. Frost said the RA allows the PZC to allow a change to the project's master plan and that Town staff had been split on whether a minor change to a master plan was currently allowed by zoning. MOTION: The Conservation Commission recommends the regulation amendment (Grant, Baldwin). Passed unanimously.

**2b. PZ1106RA Town of Stonington PZC (FEMA) – FEMA-mandated Zoning Regulations Text Amendment to adopt revised regulations for development in designated FEMA floodplains that meet or exceed the minimum federal standards of 44 CFR 60.3 and new state requirements.** The proposed text changes were distributed. Baldwin made a motion to accept the regulation amendment, but withdrew the motion when it was not seconded. Grant and Bell will review the regulation amendment for review at the next meeting.

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

**3. Open Space Parcels**

**3a. Discussion of parcels for preservation.**

- The 3/21/2011 Town Meeting approved the \$100,000 contribution toward the acquisition of the waterfront Crowley Property on Palmer Neck Road. Chairman Simm needed to sign off on the check to DEP.
- Bell said that the Wilcox family are no longer in favor of dedicating the waterfront parcels on the south side of Amtrak as open space as they believe their properties north of the tracks will sell better as a package.
- Bell said that the timing was not right for the dedication of the Franchi Property.
- Chairman Simm said the Stonington Land Trust is interested in acquiring the 18-acre Carl Grande property on North Anguilla Road adjacent to its 33-acre Anguilla Preserve and has made an offer of \$28,000 to his estate. He asked that the Conservation Commission consider a Town contribution from the open space acquisition fund, should the price be higher. MOTION: The Conservation Commission will contribute up to \$7,000 toward the purchase, should the final price be as much as \$35,000 (Bell, Grant). Passed unanimously.
- Baldwin noted that CT DEP has expressed an interest in acquiring additional coastal grasslands.

**4. Old Business**

**4a. Mystic River Dam Committee.** Bell said that fish ladders at both Whitford/Hyde and Vargas Pond have been unlocked by DEP Department of Fisheries.

**4b. Discussion of Stonington's 200 Greatest Roadside Trees.** Baldwin noted the both AT&T properties in town have been well maintained with significant trees - sugar maple along Pequot Trail and the Taugwonk Road cul-de-sac and dramatic cherries on East Main Street. Chairman Simm said the Conservation Commission had planted trees on the telephone company's Mystic property as part of a planting program that included trees from the Civil War memorial to the river.

**4c. Discussion of Alternative Energy Regulations.** Grant distributed copies of the latest draft which had been reviewed by Hervie Lamb of Mystic Solar. The Commission reviewed the document. Grant will make changes and it will be submitted along with the application for modifications to the GBR-130 Zone Non-Infringement Area and Bulk Regulations.

**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. POCD Committee member Sheila Lyons to discuss at next meeting.

**4h. Discussion of Open Space and Conservation Easement Transfers for Ongoing Subdivisions.** Baldwin wrote a letter to Town Planner Brynes asking the Commission be kept informed of filings on the land records and be allowed to review conservation easements. Chairman Simm to discuss with Brynes.

**4i. Discussion of the Westerly Land Trust's "KeepSpace Westerly" Project.** Not discussed.

## **5. New Business**

**5a. Southeastern Connecticut Council of Governments' (SCCOG) proposed FY 2011-2040 Long Range Regional Transportation Plan.** Baldwin noted that it had been released and has the expansion of I-95 to three lanes as a top priority. Lyons will discuss upon return in April.

### **5b. Correspondence.**

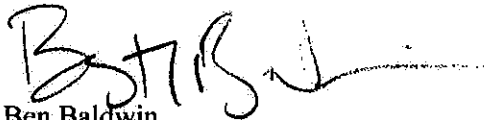
- Letter from CT Audubon.
- A copy of the CT DEP's watershed map for Stonington, printed by Town Planner Brynes.
- Bell submitted the Department of Finance's Fee In Lieu of Open Space list as of 3/28/2011 which showed a total due of \$508,001 and total collected of \$281,753.43. It was not clear if the report reflected the \$100,000 disbursement to DEP.
- The winter 2011 edition of *The Habitat*.
- Notice of the CT Land Conservation Conference on 4/30/2011.

## **6. Review of February 28, 2011 draft minutes**

The minutes were not reviewed.

**7. Adjournment.** Bell made a motion to adjourn at 9:30 pm.

Minutes submitted by



Ben Baldwin  
Secretary, Town of Stonington Conservation Commission

Approved by the Commission on May 2, 2011.