

Town of Stonington Conservation Commission
Minutes of a Special Meeting held on May 2, 2011
Police Station Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order: The meeting was called to order at 7:15 pm by Chairman Stanton Simm. In attendance were Walter Grant, Tim Bell, Sheila Lyons and Ben Baldwin. About 4 members of the public were present. Absent were Stuart Cole and alternate Bob Dewire. Town Planner Keith Brynes was present.

2. Review of Town Developments and Proposals

MOTION: Move to item 2b (Lyons, Bell). Passed unanimously.

2b. PZ1111RA Masons Island Landing, LLC (John Casey) - Zoning Regulations Text Amendment to Section 1.2.2 Definitions, Specific: additions and/or changes include: Building, Principal; Floor; Floor Area Gross (GFA); Headroom, Structural; and Roofed Over Space. The proposed text changes were distributed. Attorney Casey presented the regulation amendment. Intent is to clarify contradictory definitions of Gross Floor Area (GFA) and Floor. Lyons suggested reviewing Stonington Borough's regulation for definitions. MOTION: The proposed and existing regulation language should be clarified. (Lyons, Bell). Passed unanimously.

2c. PZ1114RA Mystic Seaport Museum & Sea Research Foundation - Zoning Regulations Text Amendment to Section 7.12.7.7 Special Detached Banners. Brian Kent of Kent+Frost Landscape Design represented the applicants, Mystic Seaport Museum, Mystic Aquarium and the Mystic Chamber of Commerce. The proposed text changes were distributed. The banners would be permitted on lamps and freestanding poles at a density of one per 15 parking spaces. The language limits their use to nonprofit organizations with at least 500 parking spaces in the TC-80 and Mystic Seaport's zone. There was discussion as to why their use was limited to large nonprofits and why Olde Mistick Village was excluded. Kent said that the Chamber of Commerce intends to use banners in downtown as they are used in downtown Westerly-Pawcatuck. MOTION: The Conservation Commission recommends the amendment with the following phrase crossed out: "contains a minimum of 500 parking spaces and" (Grant, Bell) Passed. Grant, Bell and Simm voted for the motion. Lyons and Baldwin voted against.

2d. PZ1112SD & SUP Richard C. Panciera Remainder Trust II – Eight-lot Resubdivision and Special Use Permit applications for the development of 68 attached-housing units and 7 single-family residences. Property located at Mary Hall & Greenhaven Roads, Pawcatuck, CT. Assessor's Map 7, Block 1, Lot 44. Zones RA-20, RM-20, & RR-80. The application included a binder, perspective renderings of the units, site development plans for the subdivisions along the frontages and sightline plans. Thomas J. Liguori, Jr. of Cherenzia Excavation, Inc. presented the application, saying that the first two reviews by the Conservation Commission were regulation amendment in 8/2008 and a 5-lot subdivision along Mary Hall Road in 8/2009. Salvatore and Sergio Cherenzia were also present. The open space of 9.62 acres granted to the town as part of the 2009 approvals will have an 18.05-acre addition and together will total 27.67 acres with access from Meadow Road, Crestwood Lane and Sunset Avenue. It appears to be approximately 1/4 uplands. The intent is to transfer the open space, once assembled, from the town to a land trust. An area containing a wetland in the northwest corner of the property will continue to be subject to conservation and drainage easements to the town. The 7 lots will have frontage on Green Haven Road and 68 attached units will be on an interior road with interior paths. It was noted that part of the open space is farmed and it was hoped that this use would continue. Baldwin noted his concern that several significant town-managed trees along Mary Hall Road are proposed for removal for sightline safety reasons as part of the application and the approved 5-lot subdivision. MOTION: We recommend that the application be approved as presented and appreciate that the open space does not include drainage or detention structures. We ask that the 18.05 acres be included in the overall open space of the subdivision and be transferred to the town or a land trust. We ask that the PZC work with the applicant to preserve large trees, those 10-inch diameter and larger that are distant from the access road, identified for removal on Sheet 2 of 6 of the Sightline Plan and stone walls identified for modification by considering a reduction of the sightline requirements while maintaining safety. For example, the posted speed limit could be reduced on adjacent roads. We also wish to note that the applicant has addressed four issues and

concerns raised in the past and has excluded drainage structures from the open space (Baldwin, Bell). Passed unanimously.

MOTION: Move to item 2a (Baldwin, Bell). Passed unanimously.

2a. 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. Copies of the Staff Report were reviewed. MOTION: The Conservation Commission recommends adoption of the regulation amendment with specific emphasis on sections 7.7.8.1.13 through .16 that CT DEP had determined to optional (Grant, Bell). Passed unanimously. MOTION: Lyons will represent the Conservation Commission at the PZC hearing on the regulation amendment (Grant, Bell). 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.

2e. PZ1115RA TOS Conservation Commission - Zoning Regulations Text Amendment to Section 3.1.4 Residential GBR-130, RC-120 Zones Buffer Requirements & Section 5.1.1 Residential Zone Bulk Requirements. Changes to 100-foot non-infringement area & side yard setback (GBR-130 only). The application was distributed and reviewed.

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

3. Open Space Parcels

3a. Discussion of parcels for preservation. Not reviewed.

4. Old Business

4a. Mystic River Dam Committee. Not reviewed.

4b. Discussion of Stonington's 200 Greatest Roadside Trees. Not reviewed.

4c. Discussion of Alternative Energy Regulations. The Wind Reg application will be submitted later this month.

4d. Discussion of Modifications to GBR-130 Zone Non-Infringement Area and Bulk Regulations. Reviewed as item 2e.

4e. Discussion of Progress on Plan of Conservation and Development's Open Space Plan. A letter to the PZC was proposed that asks that open space must be dedicated before land can be transferred in a subdivision.

4f. Discussion of Open Space and Conservation Easement Transfers for Ongoing Subdivisions. Town Planner Brynes said that he not yet responded to our request.

5. New Business

5a. Discussion of Retention of Approved Building Envelopes on Existing Properties. To be reviewed at our next meeting.

5b. Lyons said that Peg Moran would like to make a presentation on sustainable agriculture at our next meeting.

5c. Baldwin suggested that we draft an ordinance clarifying whether the raising of chickens is allowed in town on lots of less than 3 acres, perhaps as a comprehensive "right to domestic food production."

5d. Baldwin reported that Conservation Commission minutes between 8/25/1986 and 3/2/1989 are missing from the Town Clerk's records.

5e. Correspondence.

- Spring 2011 issue of *Avalonia Trails*.
- Notice from CT DEP that Medtronic Xomed, Inc. at 950 Flanders Road, Mystic, has applied to discharge to the Groton WPCF.

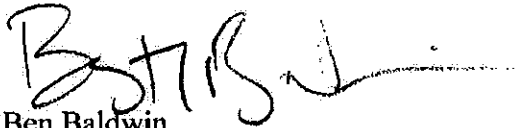
- Spring 2011 issue of *Watershed* newsletter from the Wood-Pawcatuck Watershed Association.
- Memo of Understanding between the Stonington Land Trust and Toll Brothers dated 4/26/2011 and filed in Volume 684, Page 797 of the and records.

6. Review of February 28, 2011 and March 28, 2011 draft minutes

MOTION: That the minutes be approved as presented (Bell, Grant). Passed unanimously.

7. Adjournment. Bell made a motion to adjourn at 10:45 pm.

Minutes submitted by

A handwritten signature in black ink, appearing to read 'Ben Baldwin', is written over the printed name.

Ben Baldwin
Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting of the Commission on 5/23/2011.