

Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on August 22, 2011
Police Station Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order: Secretary Ben Baldwin called the meeting to order at 7:10 pm. In attendance were Jim Friedlander, Walter Grant, Tim Bell, Sheila Lyons and Town Planner Keith Brynes. Chairman Stanton Simm arrived at 7:15 pm. Absent were Stuart Cole and alternate Bob Dewire. Rick Newton of Avalonia Land Conservancy was present.

2. Review of Town Developments and Proposals:

2a. PZ1125SD Jayne Kivlin & Naomi Gobeille— *Re-subdivision application for a 3-lot subdivision of a combination 5.98± acre parcels with a strip to be conveyed to provide conforming road frontage to Lot#3. Property located at 2 North Broad St & 44 Pequot Trail, Pawcatuck. Assessor's Map 15 Block 3 Lots 17 & 17A. Zone RA-20. One lot will be divided to three. Land will be transferred from a fourth lot. Jayne Kivlin distributed a handout describing their request to waive both an open space set aside and fee in lieu as this subdivision is to keep the land in the family. MOTION: The Conservation Commission recommends as fee in lieu of open space. The Commission further recommends that the applicants consult their attorney in regard to the gifting of the land (1 lot) to their daughter, which could impact the fee in lieu (Bell, Friedlander). Passed unanimously.*

2b. PZ1126RA Town of Stonington (PZC) - *Regulation amendment to add Municipal Athletic Field Sponsorship Panels to ZR Section 1.2.2 Definitions, Section 7.12 Sign Regulations (Section 7.12.9 Municipal Athletic Field Sponsorship Panels), & Section 7.12.10 Sign Permit Requirements (Table). The regulation amendment, distributed as Municipal_Athletic_Facility_Sponsorship_Panels_Regulation.pdf, was discussed. MOTION: The Conservation Commission opposes the amendment due to the possible commercialization and visual impact which might detract from the athletic facilities (Friedlander, Bell). Passed with five in favor, Lyons abstained.*

2c. 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). Not discussed. To be heard by the PZC in September.*

2d. PZ1121RA Julia Roberts - *Zoning Regulations Text Amendment for Small Wind Energy Systems. Add to Section 1.2 Definitions and add new Section 7.22 Renewable Energy Systems, 7.22.1 Small Wind Energy Systems. Grant attended the PZC hearing and Town Planner Brynes read Chairman Simm's letter into the record. The hearing continues on 9/20. The mood was reported to be favorable as none spoke against and the public comment period is now closed. It was lamented that John Swenarton is resigning from the PZC.*

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

3. Open Space Parcels

3a. Discussion of parcels for preservation. Chairman Simm said that he expects the Stonington Land Trust to acquire the 18-acre Grande property on North Anguilla Road by September 30. This will be added to SLT's Anguilla Brook Preserve making a total of 50 acres in that area. The Board of Finance approved at \$8,000 town contribution from the Open Space Fund toward the \$35,000 purchase. The back taxes of about \$15,000 will be paid off as part of the purchase price.

4. Old Business

4a. Mystic River Dam Committee. Bell said that a meeting of stakeholders should be convened.

4b. Discussion of Stonington's 200 Greatest Roadside Trees. Chairman Simm asked Baldwin to provide the list of trees to him so that about 12 could be selected for care to be paid for by part of the Stonington Land Trust contribution of \$12,500.

4c. Discussion of Progress on Plan of Conservation and Development's Open Space Plan. Lyons said that it appears dead in the water. She said that the Open Space Plan should be a first step of the POCD,

but that the Open Space plan from the 2004 POCD was completed and approved in August of 2007 so is relatively current.

4d. Discussion of Open Space and Conservation Easement Transfers for Ongoing Subdivisions. Town Planner Brynes said that issue has not been resolved. There appears to be a lack of follow-up watching that open space is transferred and the Conservation Commission should be notified by the Planning Office. Rick Newton said that Avalonia would be accepting the Mystic Hill subdivision open space parcel on Mistuxet Avenue from Ronald O'Keefe. It was noted that the Subdivision Regulation 8.1.1.10 requires a warranty deed for the open space prior to final approval of the subdivision plan.

4e. Other Business. Lyons asked that an item be added to future agendas for any other business.

5. New Business

5a. Chairman Simm said he would like to discuss prohibiting the placement of retention basins sewer lines in open space. MOTION: Chairman Simm is to write to the PZC to request a meeting at which to discuss the open space requirement and the presence of detention basins. Regulations require deeds to be completed with a designated recipient before final approval (Bell, Grant). Passed unanimously.

5b. Lyons said that Harriet Watsky was curious about the Crowley 2 acquisition and suggested that the Conservation Commission tour the property and consider the property's future use.

5c. Lyons said that we had been requested to bring our list of POCD priorities to this meeting and should do so in September. She asked Baldwin to distribute copies of a letter she wrote on the subject to Director of Planning Bill Haase on 12/6/2010. Town planner Brynes noted that the buildable land regulation idea fizzled out because of the problem integrating the wetland proration.

5d. Grant asked why the Conservation Commission had not reviewed that daycare development at the Coogan Farm, which resulted in blasting and re-grading. Brynes said that it was a special use permit and not a subdivision.

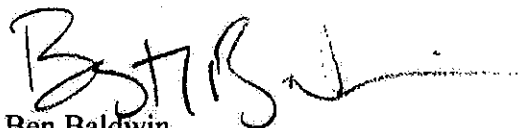
5b. Correspondence. None.

6. Review of July 25, 2011 draft minutes

MOTION: That the minutes be accepted as read (Bell, Lyons). Passed unanimously.

7. Adjournment. Baldwin made a motion to adjourn at 9:15 pm.

Draft minutes submitted by



Ben Baldwin
Secretary, Town of Stonington Conservation Commission

Approved by the Commission on 9/26/2011.