

Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on October 24, 2011
Police Station Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order: Vice Chairman Stuart Cole called the meeting to order at 7:05 pm. In attendance were Ben Baldwin, Tim Bell, Sheila Lyons, and Walter Grant. Chairman Stanton Simm arrived at 7:14 pm. Friedlander and Bob Dewire were absent. Town Planner Keith Brynes was present. Also present were members of the public including Rick Newton of Avalonia Land Conservancy and Carlene Donnarummo.

2. Review of Town Developments and Proposals:

2a. PZ1128SD & GPP James F. Holdridge, Jr. – *Subdivision and Groundwater Protection Permit applications for a 2-lot re-subdivision. Property located at 612 New London Turnpike, Stonington. Assessor's Map 91 Block 2 Lot 1B. Zone RR-80.* Tony Nenna of On-Site Engineering described the property, ±16-acre Lot 1 of a 2002 free split located between Al Harvey and Wheeler Roads. They are requesting a fee in lieu of open space and have received IWWC approvals. It was noted that the property abuts land on Pequot Plant Farm, but that there is no nearby dedicated open space. MOTION: To approve a fee in lieu of open space instead of a set aside (Bell, Grant). Passed unanimously.

2b. PZ1129SD & GPP Robert & Margaret Gilbert - *Subdivision and Groundwater Protection Permit applications for a 2-lot subdivision. Property located at 704 Al Harvey Rd., Stonington. Assessor's Map 114 Block 1 Lot 2. Zone RR-80.* Town Planner Brynes said that this application was being withdrawn as they would be taking a free split instead.

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

3. Open Space Parcels

3a. Discussion of parcels for preservation.

Proposed Congregate Care Facility. Property located at 162 Greenmanville Avenue (access through Clara Drive). Assessor's Map 172-2-5. Zone RM-15. Applicant — Brom Builders, Inc. Property Owner — Clara Morgan Coogan Trust. Town Planner Brynes informed the Commission of the proposal for a rental assisted living facility on 18 acres of the Coogan Farm off Clara Drive and that it had been reviewed by the Architectural Design Review Board. An open space set aside of about 15% has been proposed. Cole wondered if it might be better located elsewhere in town. Chairman Simm said that the folly and stone walls, some possibly slave-built, should be preserved. Grant asked about drainage from the site. Baldwin noted that views of the ridgeline should be preserved. A letter from the Denison Pequotsepos Nature Center and others asks the town to bond \$2M for acquisition of the ±60-acre property. Chairman Simm suggested a preliminary meeting for open space set aside for next month or a special meeting.

Chairman Simm said that the Stonington Land Trust was moving closer to acquiring the Grande property, Assessor's Map 39-1-2C and 39-1-2D, adjacent to its Anguilla Brook Preserve. He expressed interest in dedicating open land at the southwest corner of Pequot Trail and South Anguilla Road.

4. Old Business

4a. Mystic River Dam Committee. No report.

4b. Discussion of Stonington's 200 Greatest Roadside Trees. An editorial in the Mystic River Press discussed how electric utilities should have trimmed more trees to protect feeder lines.

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

4d. Discussion of Open Space and Conservation Easement Transfers for Ongoing Subdivisions. Not discussed.

4e. Other Business. Lyons said that Harriet Watsky said that a Commission inspection of the 10-acre waterfront property at 830 Stonington Road could be held in the spring. Simm said it might make a good town boat launch.

5. New Business

5a. Status of 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. Town Planner Brynes said that the PZC is gearing up to stipulate protections for the neighbors before approval of the application for The Crescent Club.

5b. Status of 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. Town Planner Brynes said that the amendment was approved with minor changes.

5c. Correspondence.


- Fall 2011 *The Habitat* newsletter of Connecticut Association of Conservation and Inland Wetlands Commissions.

6. Review of September 26, 2011 draft minutes

MOTION: That the minutes be accepted as distributed (Bell, Grant). Passed unanimously.

7. Adjournment. Lyons made a motion to adjourn at 8:15 pm.

Draft minutes submitted by



Ben Baldwin
Secretary, Town of Stonington Conservation Commission

Approved by the Commission on 11/28/2011.