

Town of Stonington Conservation Commission
Minutes of a Special Meeting held on July 30, 2012
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

A special meeting of the Stonington Conservation Commission was held at the Police Station on July 30, 2012. It was called to order by Chairman Stanton Simm at 7:15 pm. Also in attendance were members Walter Grant, Stuart Cole, and Sheila Lyons, and Keith Brynes from the Planning Office. Present in addition were Carlene Donnarummo, an interested citizen, Rick Newton and three persons who would speak on the agenda items.

A motion was made and seconded to discuss item 2a, PZ12I5ZC, as the first order of business. Brian Kent, a landscape architect and Ken Wilson, a representative from the Mystic Seaport presented the plans for a master plan amendment, especially changes to the north end of the property on the west side of Greenmanville Avenue. The G. W. Blunt White library and research building will be removed except for the central brick section that will be absorbed into the new building, which is at present un-named, The wooden boat shed and the Packer cabin building will also be removed, though the wooden boats in the collection will be on display in a wrap around section of the new building, which will be a meeting hall, useful in the winter months. At the new north entrance, there will be a driveway and turn-around for the handicapped and drop-off for the restaurant, Latitude 41. The building itself will have an increased elevation of 1.4 feet so there is a need of grading of 1.5 feet which will have no impact on Greenmanville Avenue. The landscaping will be replaced, but there will be 5,000 more feet of impervious surface as much of the cut-up stone walk way will be replaced with paving, around a large green space, turning the anchor square into anchor circle.

The plan has been presented to the fire marshal and changes made in conformance with his specifications.

The Seaport has sold 4 Rossie Street and 34 Greenmanville Avenue, though these properties still remain in the Marine Heritage District. They also sold the land on which Kitchen Little sat. They have added 41 Greenmanville Avenue through purchase.

A motion was made by Grant to accept the changes in the Marine Heritage District Master Plan property ownership, to approve of the addition of handicapped access to the buildings and the turn around at the north end. Lyons seconded. Simm added the notation that since Mystic Seaport was expert on historic buildings that it was unfortunate to see some of the old ones removed, especially the wooden boat shed. All the commissioners voted in favor.

Lyons motioned to move to item 5 a, Old Mystic Estates development on Pequot Trail, the original Meehan project. Ted Merchant from Toll Brothers, the company that bought the project in 2010, was in attendance to answer questions. He stated that the land for the open space would not be set aside until the storm water detention basins were completed, probably in November of 2013, yet maybe the land could be set aside within 90 days.

Simm stated that the Conservation Commission does not want the detention basins in the open space, nor does the land trust, which may take over the space. Two of the basins have been completed, those numbered 4 and 5, the first in the northeast, the second in the southeast sections of the property. The westernmost station, nearest route 27, Jerry Browne Road, is the area with unknown needs. There is a large ditch and a pump station there to get the water to the top of the hill, but the actual needs have not been determined.

There is a proposal to cut the detention areas out of the open space, and it was noted that there is a homeowners' association. The first house was closing on this very day and 9 more have been sold. An additional 6 or 7 are under construction.

The state DOT has become involved due to the possibility of water discharge across Route 27, though it was determined that the excess water now goes into the Mystic River. The question is whether it must conform to the 25 year plan or the 50 year plan.(under DOT regs).

The Commission noted that the discussion should be on the agenda every month until a solution is found. Supervision is under the purview of the Zoning Enforcement Officer, whose position has been made half-time in the past year.

The next item discussed was 5b, the open space for Admiral's Cove development on Whitehall Avenue, Route 27. There are signs provided by the state, that say Public Access, on the north border of the property, but although a portion of the land was deeded to the homeowners (address of record 162 Niantic River Road, Niantic, CT) the easement has not been recorded in the town's land records, and the bond money for the project was never collected. There is some question about the swath to the north which goes up to the factory and whether other portions of the property, as indicated on the signed plans in 02/03/2005, were included in the open space. It was never stipulated in the plans who was to own the open space land. Actually P&Z revoked approval of the subdivision, though this happened after all the houses were built.

The Commission requested that Keith check the deed on lot 4 in the land records, and the under-ground right of way as shown on schedule A.

Under old business, item 3 on the agenda:

Mystic River Dam Committee — nothing

Stonington's 200 Greatest Roadside Trees — nothing

Progress on Plan of Conservation and Development's Open Space Plan — nothing

Open Space and Conservation Easement Transfers for Ongoing and Past Subdivisions
- discussed under item 5.

Discussion of Coogan Farm Open Space — 11 acres transferred to the Nature Center, which can receive land and has in the past.

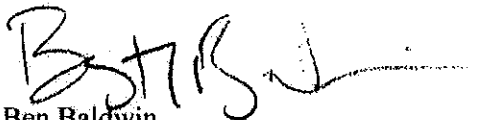
Cole proposed we postpone review of the minutes for the past two meetings until Baldwin can be present. All agreed.

Cole motioned to adjourn at 10:05.

Sheila Lyons, acting secretary



Approved by the Commission on 8/27/2012 and submitted by



Ben Baldwin

Secretary, Town of Stonington Conservation Commission