

Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on August 27, 2012
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order: Called to order by Chairman Stanton Simm at 7:15 p.m. Commission members also in attendance were Tim Bell, Sheila Lyons, Stuart Cole, Ben Baldwin and Walter Grant. Members Jim Friedlander, Bob Dewire and Town Planner Keith Brynes were absent. Members of the public were present.

2. Review of Town Developments and Proposals

2a. PZ1221RA Mystic Spine and Sport, LLC - Regulation amendment to allow Health Clubs in suitable locations within the M-1 Zone. Additions to ZR Section 4.7.1 Manufacturing (M-1) Permitted Uses, and Section 5.2.2 Commercial & Industrial Zones (Use Chart). Town Planner Keith Brynes had distributed the proposed language by email. Stuart Cole described the Economic Development Commission's action on uses within the M-1 zone with Planimetrics. Alfred Furtado of the applicant said that he was making his application as the timing of the EDC's changes are unknown.

MOTION: The Conservation Commission has no object to the addition of health clubs to a permitted use in the M-1 zone. We await the Planimetrics study (Cole, Bell). Passed unanimously.

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

3. Old Business

3a. Mystic River Dam Committee – Sheila Lyons and Tim Bell found low flow levels at the Whitford Pond dam and the fish ladder was locked shut. The removal of the Rutan dam was discussed. Rick Newton has seen the site and will forward contact information regarding the owners, should the commission wish to observe it. He said that the Nature Conservancy coordinated the removal. It was noted that the South Broad Street (Route 1) bridge may now act as a dam just upstream from the Birdland neighborhood.

3b. Discussion of Stonington's 200 Greatest Roadside Trees – To be covered under item 5c. Sheila Lyons shared a piece written by Maggie Jones titled "Beauty Of Life In Old, Dying Trees" regarding maples cut on Grove Street on the Groton side of Mystic which was published in The Day on 6/15/2007.

3c. Discussion of Progress on Plan of Conservation and Development's Open Space Plan – Sheila Lyons said that the 2004 POCD Implementation Committee has been disbanded and the last meeting was about 2 years ago. To be discussed under item 5a.

3d. Discussion of Open Space and Conservation Easement Transfers for Ongoing and Past Subdivisions – It is not clear if the 5 surveys of cluster subdivisions are related to this item. Chairman Simm had requested the deed for Lot 4 in Admiral Cove which should contain an easement for the public.

3e. Any Other Old Business – None

4. Open Space Parcels

4a. Discussion of parcels for preservation. Chairman Simm said that the Stonington Land Trust continues to negotiate with the Davis family regarding their unencumbered parcels on Greenhaven Road and Osbrook Point. Rick Newton said that new public access to the Mystic River at the foot of Cottrell Street is a condition of the recent PZC approval of a new building at Seaport Marine. The passing of Bill Dodge Sr. on July 12 was noted; he was owner of waterfront and marsh located east of Masons Island Road which will hopefully go into conservation. Ben Baldwin was asked to investigate the status of the open space between Meadow Road, Crestwood Lane and Sunset Avenue at the Crescent Club development proposed by Cherenzia & Associates on May Hall and Greenhaven Roads.

5. New Business

5a. Discussion of 2014 Plan of Conservation and Development – Walter Grant distributed copies of the 2004 POCD Implementation schedule that applies to the Conservation Commission which he had earlier distributed by email. Incomplete task #16 (item 5 of 15), a task to acquire a town beach, was discussed. Ben Baldwin proposed acquiring dedicated public access to Williams or DuBois beaches from their

private owners as the YMCA recently sold a small waterfront parcel - north of Route 1 and not contiguous to the beach – and similar activity has taken place at DuBois beach in the past. Ben Baldwin will look for a view inventory that was done for an earlier POCD. Walter Grant asked the Commission to suggest new tasks and policies for the 2014 POCD. Chairman Simm said that the town should have 'conservation officer' with police powers. Sheila Lyons asked about a buildable land ordinance.

5b. Discussion of a "Right to Farm" regulation – No language was received. To be considered at the next meeting.

5c. Discussion of municipal care of trees – Carlene Donnarummo asked if scenic water views from Route 1 could be restored by having the State clear along the road, particularly near Quiambaug Cove.

5d. Correspondence:

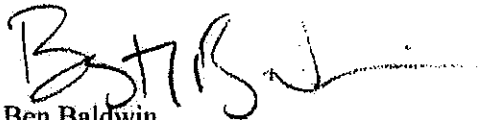
- Copy of a quit claim deed re: Lot 4, Admiral Cove, 175 Whitehall Avenue from Landel Realty, LLC to OMMV, LLC dated 8/10/2011 and recorded in Vol 688, Page 309-311 of the land records
- Copies of recorded surveys of 5 subdivisions.
- Notice of CT NOFA seminar
- CACIWC *The Habitat* Summer 2012
- WPWA *Watershed* newsletter Spring 2012

6. Review of Minutes

MOTION: Approve the minutes for the past three meetings - May 14, 2012, June 11, 2012 and July 30, 2012- as distributed with the exception that Rick Newton's incorrect title should be removed from the minutes of July 30, 2012 (Grant, Bell). Passed unanimously.

7. Adjournment - Motion to adjourn (Bell). Approved at 9:25 p.m.

Minutes submitted by



Ben Baldwin
Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting of the commission on 9/24/2012