

Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on October 22, 2012
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order: Called to order by Vice Chairman Stuart Cole at 7:07 p.m. Commission members also in attendance were Tim Bell, Sheila Lyons, Ben Baldwin, Jim Friedlander and Walter Grant. Chairman Stanton Simm and member Bob Dewire were absent. Town Planner Keith Brynes and members of the public were present.

2. Review of Town Developments and Proposals

2a. Preliminary review of conceptual Open Space Development at 615 N. Stonington Rd. Assessors Map 115, Block 1, Lot 1. Zone GBR-130. Property owner – Rowley, LLC. Patrick Lafayette, project engineer, presented a plan for an open space development on this 77.4-acre property improved with one residence. A conventional plan was shown with 11 lots of which 6 were flag lots. The OSD plan shows 11 lots of which 3 were flag lots. The flag lots were kept large so that the open space would not have too large a proportion of wetlands. The regulation does not allow the donation of excess wetland area. Stuart Cole suggested moving more upland into the conservation area and make the rear lots smaller. IWWC regulations require 7.5% of all upland soils in the open spaces parcel. Patrick Gallagher of Allied, the applicant was also present.

2b. Preliminary review of conceptual subdivision at 574 & 580 N. Main St. Stonington. Assessor's Map 97 Block 1 Lots 4 & 4A. Zone GBR-130. Suzanne Tyler presented the original subdivision plan, noting that since the Sylvia's Pond Conservation Association requires building lots of 10 acres minimum the lot lines will have to be adjusted. Stuart Cole suggested that they might wish to ask for a fee in lieu of open space instead of the open space set-aside donation to Avalonia, which is abutting.

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

MOTION: Move to item 5a (Bell, Baldwin). Passed unanimously.

5a. New Business - Discussion of public access restrictions at Town-owned open space located at 23 Bittersweet Way, Assessor's Map 124, Block 2, Lot 15E. Stuart Cole invited Paul Lesniewski to speak about the difficulty he has had in accessing 23 Bittersweet Way, an open space parcel held by the town. He said that he had found the 20-foot wide access strip which abuts two lots, one developed, that are owned by one person. When using the access strip he was told by the abutter that he was trespassing on private property. Mr. Lesniewski wanted to bring this issue to the Commission and requested that something be done, through signs or a notification of the abutter, so that the confrontation will not reoccur and residents may freely access the public open space. Charles Yannish of Juniper Lane, an abutter to the northwest corner of the open space lot, said that he was concerned that the parcel remain open to the public, but that he accesses it from his property. The Commission will notify the First Selectman.

MOTION: Move to item 3a (Bell, Friedlander). Passed unanimously.

3. Old Business

3a. Mystic River Dam Committee – No report.

3b. Discussion of Stonington's 200 Greatest Roadside Trees – No report.

3c. Discussion of Progress on Plan of Conservation and Development's Open Space Plan – Walter Grant said that a public input meeting will be held on 10/29/2012 at the High School Commons with a moderator.

3d. Discussion of Open Space and Conservation Easement Transfers for Ongoing and Past Subdivisions – Rick Newton said that the *Mystic Hill subdivision's* open space owned by Mr. O'Keefe still hasn't transferred.

3e. Discussion of 2014 Plan of Conservation and Development – Covered under 3c.

3f. Discussion of a "Right to Farm" regulation – No language was received. Will wait for Chairman Simm.

3g. Discussion of municipal care of trees – No report.

3h. Any Other Old Business – None

4. Open Space Parcels

4a. Discussion of parcels for preservation. Tim Bell said that Erica Lindberg is working on the Montauk Avenue property proposal. Ben Baldwin asked about Cherenzia's Crescent Club, Toll Brothers, and Admiral Cove. Sheila Lyons said that many of us walked the former Pfizer Farm property acquired by the Stonington Land Trust on 10/14/2012. She said the property has a sign, but no trails and was a wonderful gift.

5. New Business

5a. Correspondence - Letter from Kate Robinson. Stuart Cole read her letter. She is concerned that the 2004 POCD suggested that the Stonington Land Trust be an entity to hold isolated and fragment open space parcels for the town, that that this has no occurred. Stuart Cole will scan and distribute the letter. Ben Baldwin will then distribute a list of Town-owned open space for consideration.

5b. Walter Grant said that he would be attending the CACIWC conference on 11/17/2012.

5c. Sheila Lyons noted that the athletic field and road bonding proposals passed without Rick Newton's suggestion of the addition of open space bonding.

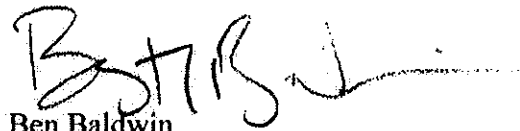
5d. Ben Baldwin circulated an invitation flyer from Dara Karas of the Davis Farm. She is organizing a 'retirement' party/dinner for Whit Davis to be held November 16, 2012 at the Groton Inn & Suites.

6. Review of Minutes

MOTION : Approve the minutes for September 24, 2012 as distributed (Lyons, Friedlander). Passed unanimously.

7. Adjournment - Motion to adjourn (Bell). Approved at 8:55 p.m.

Minutes submitted by



Ben Baldwin
Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting on 11/26/2012.