

Town of Stonington Conservation Commission
Minutes of a Special Meeting held on March 18, 2013 with the
Planning and Zoning Commission's 2014 Plan of Conservation and Development Subcommittee
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

Call to order: Called to order by Wendy Bury at 7:00 p.m. Conservation Commission members in attendance were Chairman Stanton Simm, Stuart Cole, Ben Baldwin and Walter Grant. Members Tim Bell, Jim Friedlander, Sheila Lyons, and Bob Dewire were absent. 2014 POCD members present were Wendy Bury, Walter Grant, John Prue, Bill Lyman and Robert Mohr. Town Planner Keith Brynes and members of the public were present.

Item: Discussion with the 2014 Plan of Conservation and Development Subcommittee regarding proposed revisions to the Plan of Conservation and Development and the Open Space Plan.

Copies of the 2007 Open Space Plan were distributed to POCD Subcommittee members. Chairman Simm presented the Conservation Commission recommendations, last updated on 3/15/2013, for the 2014 POCD update:

1. *Inclusion of the Open Space Plan in the POCD. The current Open Space Plan had originally been planned to be part of the POCD in 2004. The CC is currently updating the Open Space Plan and Open Space Parcel Rating Sheet for inclusion in the 2014 POCD.* Simm said that there were no funds to pay for an Open Space Plan (OSP) in 2004 and that the Conservation Commission formed a subcommittee to write one which was finally approved as part of the 2004 POCD in 2007. Discussion was held whether to incorporate the OSP into the POCD or leave as an appendix. The Commission as a whole is updating the OSP, including the parcel rating sheet. John Prue asked if the CC followed the State of Connecticut's rating system. Wendy Bury asked when the OSP would be complete. The Conservation Commission presented an updated list of preserved open space in Town totaling 12.7% of all land.
2. *Scenic Road Ordinance – a Town ordinance without specific protections or provision for enforcement.* It was asked whether there is an inventory of posted scenic roads.
3. *Zoning maps and zoning districts should be updated to reflect current property uses.* John Prue suggested that the PZC conduct an annual review of the zoning map. Keith Brynes said this issue would be covered by the FLUP – Future Land Use Plan.
4. *Recommend adding a 'Right to Farm Regulation' along with the right to sell produce on site.* Wendy Bury said this would be covered in the section on farming.
5. *A buildable land ordinance should be recommended for new building lots. Also recommend that building envelopes for residential lots, once created by the PZC, should not be altered by zoning or regulation changes.* Chairman Simm said that member Sheila Lyons had suggested this ordinance for building envelopes for new residential lots which, once created by the PZC, should not be altered by zoning or regulation changes. The Subcommittee discussed whether this recommendation would conflict with State Statutes re: the Poirier Act.

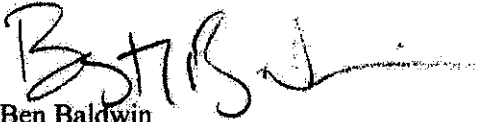
Stuart Cole departed.

6. *Town Beach (tasks #10 and #16) - no additional suitable locations available.* None that make sense.
7. *Water Resources – The Town MUST address both quality and quantity concerns. Future development must take into consideration water usage requirements, keeping in mind that, the Town does not have deep stratified drift aquifers or large reservoirs.*
8. *Recommend annual Town Budget line items for land acquisition, replacement of trees lost on road sides and pruning of mature roadside trees*
9. *Recommend that white pines trees NOT be used on Town roads or in subdivisions*
10. *Recommend creating an age-restricted housing regulation for residents 60 years of age and up, with single family and duplex houses (This regulation could include some small commercial uses such as restaurants, drug store and convenience store.).* This issue will be covered elsewhere.
11. *Specific Area Recommendations*
 - a. *Create a Wequetuquock Historic and Conservation District.* State DEEP encourages protection of the cove.
 - b. *Change recommendation on Perkins Farm back to the current residential zone.* Remove the 'transition zone' along the western Jerry Browne Road frontage.

- c. Maintain 2004 recommendation to change the LI-130 zone on Taugwonk Rd. to GBR-130 (Since 2004, there is even more reason to recommend the change. Two of the six properties, including the largest parcel, are preserved. Also, we now know that the third largest property is already residential, as the lot was created by use variance). The existing light industrial lots would not change.*
12. *Recommend updating Open Space Development regulations to eliminate requirement that open space cannot have a greater percentage of wetlands than the entire property. This portion of the regulation has been a disincentive to using the OSD.*

Wendy Bury asked for input from the Conservation Commission on the development portion of the POCD. Carlene Donnarummo said that State Statutes would prevent the Town from protecting homeowners from future zoning changes.
Ben Baldwin departed at 8:18 pm.

Minutes submitted by



Ben Baldwin
Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting on March 25, 2013.