

Town of Stonington Conservation Commission  
Minutes of a Special Meeting held on December 16, 2013  
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

(Note: No minutes from November regular meeting, held in first floor meeting room at Town Hall. In attendance Keith Brynes, Stanton Simm, Tim Bell, Sheila Lyons- no quorum. Potential applicants for West Marine store on Coogan Boulevard and Maritime Drive and for hydroponic greenhouses next to the railroad in Pawcatuck talked about their proposals.)

**1. Call to order:** Meeting called to order by Chairman Simm at 7:13 pm. Also in attendance Bell, Cole, Grant, Friedlander, Lyons. Absent Baldwin, the secretary, and Brynes, town planner. Lyons asked to begin taking minutes.

**2. Review of Town Developments and Proposals**

**2a. PZ1311ZC, SPA & CAM Edgewood Mac, LLC - Request Master Plan Zone Change, Site Plan Application, & Coastal Area Management Review approval to redevelop site and build 55 attached residential dwelling units within four main buildings with a total footprint of 43,286 SF, an interior courtyard with a swimming pool and cabana, and associated parking, landscaping, and drainage. Property located at 2 Harry Austin Drive. Assessor's Map 160, Block 4, Lot 8. Zone IHRD.**

Attorney Ladwig and developer Linehan talked about the proposal. Site of Color Lab and Razor Blade factory on Harry Austin Drive, YMCA, Mason Island Road, and railroad.

Lot formerly M-1, a factory site, changed in 2004 to IHRD Industrial Heritage Reuse and an approved proposal with two buildings configured on the site which has been under remediation with a hot spot in the middle which will be capped. IHRD Industrial Heritage Reuse and an approved proposal with two buildings configured on the site which has been under remediation with a hot spot in the middle which will be capped. New proposal is for four buildings around a courtyard with pool in center, actually .82 reduction in land coverage, 3 story buildings with lofts and parking underneath. Proposal is site specific. Reviewed favorably by Architectural Land Committee, which was not in existence when proposal approved earlier. Hope to go to P&Z early in January.

Motion to approve the zone change by Friedlander, seconded by Bell, all approved.

**2b. Any pending applications and new preliminary proposals.** PZ1318RA. Paul Holland has proposed a regulation change in the GBR130 zone (3acres) for a total in the sideyards of 100 feet with a minimum on one side of 25 feet. It does not change the acreage, the floor area ratio, the front and rear yards or the height, just the setback on one side.

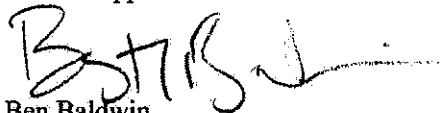
Holland asks for a letter of support from the Conservation Commission requesting the fee be waived and approving the regulation change, the zoning text and map amendment. Cole will write the letter; Simm will assist.

Bell moved the commission go into executive session at 8:15, Lyons seconded. Subject land acquisition. Session ended at 9:02. Cole moved to return to regular agenda. Lyons second. No votes were taken in executive session.

Discussion on Open Space plan as part of the POCD, due June 2014. Glenn Chalder consulting and has reports. Commission did upgrade the rating sheet and will add additions to open space since the 2007 report, attached to the 2004 document. Noted that we should apply to the state under the Natural Resources Inventory funding.

Bell made a motion to adjourn, at 9:40. All approved. Sheila Lyons, acting secretary.

Minutes approved with minor amendments at a regular meeting held on January 27, 2014.



Ben Baldwin  
Secretary, Town of Stonington Conservation Commission