

Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on January 24, 2022
Police Station Department Meeting Room, 173 South Broad Street, Pawcatuck, CT

a. Call to order - Chairman Stuart Cole called the meeting to order at 7:04 pm. Members present were Ben Baldwin, Stephanie Hayes-Houlihan, RaéVen Kelly Dinwoodie, and Michael Schefers. Member Jim Friedlander joined by video call (Facetime).

b. Review of Town developments and Proposals

1. Preliminary discussion of Open Space Development – *Property located at S. Anguilla Rd., Pawcatuck.*

Assessor's Map 49, Block 2, Lot 1. Zone GBR-130. Brandon Flack, one of the owners, described the proposed Fair Haven Farms 8-lot residential subdivision of the 42-acre property using a draft preliminary conventional yield plan and draft preliminary open space development (OSD) plan. Town Planner Keith Brynes had distributed the plans by email. The conventional yield plan shows lots of 2.99 to 7.24 acres and 2 of the 6 front lots have extremely long 20-ft. wide strips connecting the sites to the frontages. The 8 lots of the OSD plan range from 1.92 to 5.24 acres with the largest lot containing wetlands due to the OSD regulation's requirement that the open space set aside not have a higher proportion of wetlands than the 42-acre site as a whole. Stone walls and major trees were not depicted, but Mr. Flack said walls would be used as lot boundaries. A 6.268-acre open space set aside extends as a buffer in a 40-ft. wide band around the perimeter in addition to the 21.45-acre 50% open space set aside. Mr. Flack said this was a requirement of the OSD and the band will be 'broken' at access driveways. He said he has been working with the Stonington Land Trust to hold the open space and that the power lines are not currently energized due to a fire last fall. Bill Rutan, an abutter, asked about the design. **MOTION:** The Conservation Commission supports the preliminary Open Space Development conceptual design for subdivision as opposed to the conventional yield plan (Michael Schefers, Stephanie Hayes-Houlihan). Passed unanimously. Stuart Cole said that the Commission will schedule a walk of the property.

c. Old Business – none discussed

2. Discussion of Stonington's 200 Greatest Roadside Trees – Ben Baldwin said the replacement for the slippery elm in the triangle at Broadway Avenue, Willow Street and School Street has died or been removed.

3. Discussion of open space and conservation easement transfers for ongoing and past subdivisions – Cherenzia's Crescent Club development off Mary Hall Road is being redesigned; the town-owned open space had been proposed for transfer to the Stonington Land Trust. A 3-lot subdivision is proposed for Chesbro Lane in Stonington Borough.

4. Discussion of 2015 Plan of Conservation and Development – The Commission's tasks need to be reviewed; several are completed.

5. Discussion of updates to 2007 Open Space Plan – Michael Schefers expressed an interest in restarting the effort to update the Plan.

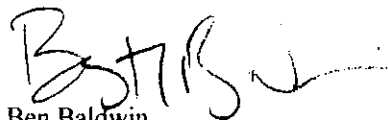
d. Open Space Parcels – Ben Baldwin noted that Little Pond Farm with 93 acres under a conservation easement recently sold. The acquisition of 224 acres on Al Harvey Road has generated controversy over the possibility of hunting by the public over a portion. Wehpittituck Farm on Cove Road has sold development rights on 39 of 43 acres. Keith Brynes reported that a water- or marsh-front conservation easement to the town exists at 29 Old Stonington Rd, the former Sailor Ed's. The town received a grant from the Wood-Pawcatuck Watershed Association for a survey of the Circus Lot at Noyes Avenue in Pawcatuck.

e. New Business - none.

f. Review of draft minutes – 11/15/21 – **MOTION:** To approve the minutes for the last meeting held on 11/15/2021 (Stephanie Hayes-Houlihan, RaéVen Kelly Dinwoodie). Passed unanimously.

g. Adjournment - **MOTION:** To adjourn the meeting (Stephanie Hayes-Houlihan). Passed unanimously at 8:28 pm.

Minutes submitted by



Ben Baldwin

Secretary, Town of Stonington Conservation Commission

Approved on 4/25/2022