

Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on July 25, 2022
Police Station Department Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order - Chairman Stuart Cole called the meeting to order at 7:08 pm. Members present were Jim Friedlander, Stephanie Hayes-Houlihan and Michael Schefers. Members RaeVen Kelly Dinwoodie and Ben Baldwin were not present. Members of the public were present.

2. Review of Town Developments and Proposals

a. PZ2217SD & SUP Cherenzia Excavation, Inc. & EG Home, LLC (W. Sweeney) – *Subdivision and Special Use Permit applications for modification of an approved resubdivision plan consisting of 42 single-family homes within a common interest community on a single reconfigured lot. Property located on Mary Hall & Greenhaven Rds., Pawcatuck. Assessor's Map 7, Block 1, Lots 44 & 44F thru 44L. Zone RM-20.*

Mr. W. Sweeney presented the revised application highlighting the additional open space added along Greenhaven Road and the reduction of the number housing units in the proposed development.

After a general discussion with the attorney and the builder (EG Home), Jim Friedlander moved to submit a positive recommendation to Planning and Zoning. Stephanie Hayes Houlihan seconded, and the motion passed unanimously.

b. PZ2223SD & CAM Masons Island Company (Prominent Development) – *Subdivision & Coastal Area Management Review applications for an 11-lot residential re-subdivision. Property located on School House & Cormorant Roads, Mystic. Assessor's Map 181, Block 3, Lot 1. Zone RM-15.* Mr. Norm Teebow representing the applicant, presented the proposed revisions to the previously approved 2008 application. The new application requests approval of 10 building lots and an expanded open space designated lot. Mr. Teebow was asked a number of questions regarding road configuration, the open space area, and preservation of possibly historically significant areas of the open space. The Inland Wetlands Commission had approved the application on 7/7/2022. The resubmittal was recommended without comment, having expanded open space square footage.

3. Old Business

f. Discussion of process for preparing and adopting new Open Space Plan – - Michael Schefers said he had talked to David Dickson, Interim Director, Land Use Education and Research at UConn to solicit recommended Town Open Space Plans. He noted Saybrook and indicated he would follow-up on others.

5. New Business

a. Discussion of invasive species in Stonington- Chairman Cole and Jim Friedlander discussed concerns over a Bamboo invasive that is starting to appear in town.

6. Review of draft minutes – 5/23/22 – MOTION: To approve the minutes for the last meeting held on 5/23/2022 as written (Michael Schefers, Jim Friedlander). Passed unanimously.

g. Adjournment - MOTION: To adjourn the meeting (Jim Friedlander). Passed unanimously at 8:17 pm.

Draft minutes submitted by Michael Schefers, Temporary Secretary

Minutes submitted by



Ben Baldwin

Secretary, Town of Stonington Conservation Commission

Approved at a Regular meeting on 11/28/2022.