

Town of Stonington Conservation Commission  
Minutes of a Special Meeting held on May 30, 2023  
Police Station Department Meeting Room, 173 South Broad Street, Pawcatuck, CT

**1. Call to order** - Chairman Stuart Cole called the meeting to order at 7:18 pm. Members present were Frances Hoffman, Ben Baldwin and Jennifer Herbst. Members Michael Schefers, Stephanie Hayes-Houlihan and Jim Friedlander were not present. No members of the public were present.

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

**a. PZ2308ZC, SPA & CAM Town of Stonington (C. Frost)** - *Master Plan Zone Change, Site Plan, & Coastal Area Management Review applications for creation of the Mystic River Boathouse Park Property located at 123 Greenmanville Ave., Mystic. Assessor's Map 172 Block 1 Lot 1. Zone MHO. PH [Planning & Zoning Commission public hearing] Scheduled for 6/6/23*). The application was distributed electronically by Adrianna Bancroft of the Planning Department (via <https://www.dropbox.com/t/mUfNekpKUr5jhVSq>, since removed) plus one printed copy. The plans refer to the preservation of existing trees, but then call for their removal. The remediation of the site, largely composed of coal slag, may require the tree cutting for the stabilization of the contaminants which will not be removed. MOTION: The Commission would like to see the existing trees preserved. We support the living shoreline, the preservation of land and the open public access to it (Ben Baldwin, Fran Hoffman). Passed unanimously.

**b. PZ2310SD Hector & Ana Ramirez (Hernan Ramirez)** - *Application for a 2-lot Subdivision of a 4.14-acre parcel. Property located at 1305 Pequot Trail, Stonington. Assessor's Map 148 Block 3 Lot 6A. Zone RR-80*. Emailed copies of the application were distributed by Adrianna Bancroft to Commission members on 5/19/2023. It was noted that an email from the Acting Town Planner was also included which questioned whether there was sufficient frontage available for the subdivision. The Stonington Land Trust's Old Mystic Ridge Preserve is opposite, across Nautilus Way, but no open space abuts. MOTION: The Commission recommends a fee in lieu of open space because there is no abutting dedicated open space and this is the only practical option because a 15% set aside does not appear physically possible as part of this subdivision (Jennifer Herbst, Fran Hoffman). Passed unanimously.

**c. Other Developments/Proposals for Review - PZ2235SD Old Stoneridge, LLC** - *Residential Subdivision application for the creation of two lots. Property located at 111-113 Montauk Ave., Stonington. Assessor's Map 131 Block 3 Lot 6. Zone RR-80*. The stipulations of the approval were reviewed by the PZC and Atty Ladwig, representing the applicant, proposed a change to eliminate vagueness. The PZC will return to the topic after the attorneys discuss the issue. Fran Hoffman to serve as liaison to the PZC to look at the status of the agreement between the town and the applicant.

**3. Old Business**

**b. Discussion of Stonington's 200 Greatest Roadside Trees** - Stuart Cole reports that a beech grove on Mistuxet Avenue appears to be suffering from Beech Leaf Disease, a blight or virus first seen in 2012. Jennifer Herbst said American Chestnut saplings will be planted on the Denison Society's Morgan Farm near the farmer's market and that the Society is restoring an apple orchard near the historic residence.

**g. Discussion of invasive species in Stonington** - The difficulty of eradicating invasive species including bamboo, mugwort, phragmites, and the use of herbicides in town. Jennifer Herbst will follow up with DPW on herbicide use in Stonington.

**6. Review of draft minutes - 4/25/23 - MOTION:** To approve the minutes for the meeting held on 4/25/2023 as written (Stuart Cole, Fran Hoffman). Passed unanimously.

**7. Adjournment** - MOTION: To adjourn the meeting (Jennifer Herbst, Ben Baldwin). Passed unanimously at 9:35 pm.

Minutes submitted by..



Ben Baldwin

Secretary, Town of Stonington Conservation Commission

Minutes approved on 8/28/2023 at a regular meeting of the Commission.

