

Town of Stonington Conservation Commission
DRAFT Minutes of a Regular Meeting held on March 23, 2015
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order: Called to order by Chairman Stanton Simm at 7:03 p.m. Commission members also in attendance were Stuart Cole, Ben Baldwin, and Tim Bell. Members Walter Grant, Jim Friedlander, Sheila Lyons and Bob Dewire were absent. A member of the public was present.

2. Review of Town Developments and Proposals

2a. PZ1509ZC Town of Stonington PZC - Zoning Regulation Text Amendment to allow for seasonal agricultural signs which are freestanding, temporary portable signs to be used by local farms. The application also increases the maximum area of permanent farm signs from 6 square feet to 12 square feet. The proposal was discussed. MOTION: The Conservation Commission is in favor of this proposal (Stuart Cole, Tim Bell). The motion passed unanimously.

2b. Discussion regarding the proposed modification of drainage design for Toll Brothers' Old Mystic Estates Subdivision (PZ0360SD, SUP & GPP Meehan). Discussion is related to Toll Brothers' proposed settlement of their CT Superior Court Appeal against the Planning and Zoning Commission. Chairman Stanton Simm described the proposal, a stipulated judgment where Whitehall Pond condominiums will allow an outlet from the pond to the Mystic River. MOTION: The Conservation Commission does not disagree with the decision to allow an outlet to the Mystic River (Stuart Cole, Tim Bell). The motion passed unanimously.

2c. Stonington Boathouse Event Center, parcel 75-2-3, Stonington Road. The proposal shows a large wetland crossing on the access driveway and has a large parking lot. Frontage on Wequetequock Cove/Oxecosset Brook within the floodplain. Tim Bell will attend the Inland Wetlands and Watercourses Commission site walk on March 28, 2015. The application is tabled to the April meeting.

2d. Gwenmor Marina, 12 Roseleah Drive, Mystic. Upland support for 29 slips. The status of the application is unknown. The Conservation Commission has no comment at this time.

2e. Any pending applications and new preliminary proposals. No others.

MOTION: Move to item 3d (Stuart Cole, Tim Bell). The motion passed unanimously.

3d. Discussion of 2014 Plan of Conservation and Development. Stuart Cole reviewed an 11-page memo from EDC chairman Blunt White regarding the draft 2014 POCD. He opposes the recommendations for 1) Buildable Lot Area in zoning, 2) Increase in the open space set-aside from 15% to 20%, 3) Establishment of a municipal land acquisition and development authority, section 6.1.13, Village districts in Mystic and Pawcatuck, and proposes use of 5) Master Planning Tools like the Industrial Heritage Reuse District (IHRD) and Neighborhood Development District (NDD) regulations. The Board of Selectmen will have a hearing on the draft on March 25, 2015 and Chairman Stanton Simm and Stuart Cole will attend. The Conservation Commission reviewed the items: 1) MOTION: Agree to removal of the Buildable Lot Area recommendation, particularly for existing residential lots (Stuart Cole, Tim Bell). Passed with Stuart Cole, Stanton Simm and Tim Bell in favor, Ben Baldwin abstained. 2) MOTION: Keep set-asides at 15% (Stuart Cole, Tim Bell). Passed with Stuart Cole, Stanton Simm and Tim Bell in favor, Ben Baldwin against. 3) MOTION: Revise recommendation for a municipal land acquisition and development authority (Stuart Cole, Tim Bell). The motion passed unanimously. 4) Village District recommendation has reportedly been removed, 5) MOTION: The Conservation Commission supports the IHRD (Stuart Cole, Tim Bell). The motion passed unanimously.

3. Old Business

3a. Mystic River Dam Committee – Chairman Stanton Simm asked Ben Baldwin and Tim Bell to investigate ownership of Hyde Pond and whether the Town of Stonington accepted an easement over it. Ben Baldwin said it still appears to be owned by Brand Fire Safety in the Town's online GIS.

3b. Discussion of Stonington's 200 Greatest Roadside Trees – Not reviewed.

3c. Discussion of Open Space and Conservation Easement Transfers for Ongoing and Past Subdivisions. – Not reviewed.

3e. Discussion of Updates to 2007 Open Space Plan – Chairman Stanton Simm said he had received Ben Baldwin's write-up of the Crowley I & II transfers.

3f. Installing signs on Town open space properties. – Not reviewed.

3g. Any Other Old Business. None.

4. Open Space Parcels

4a. Discussion of parcels for preservation – Not reviewed.

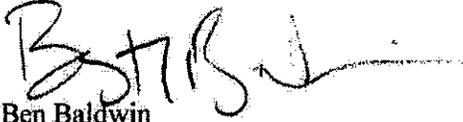
5. New Business – None.

6. Review of draft minutes – 2/23/2015

MOTION: Approve the minutes of 2/23/2015 as submitted (Tim Bell, Stuart Cole). Passed unanimously.

7. Adjournment – Motion to adjourn (Ben Baldwin). Made at 9:14 pm.

DRAFT Minutes submitted by



Ben Baldwin

Secretary, Town of Stonington Conservation Commission