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Town of Stonington Conservation Commission
DRAFT Minutes of a Regular Meeting held on June 22, 2015
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order: Called to order by Vice Chairman Stuart Cole at 7:05 p.m. Commission members also in attendance were Jim Friedlander, Ben Baldwin, Sheila Lyons and Tim Bell. Members Stanton Simm and Bob Dewire were absent. Members of the public were present.

2. Review of Town Developments and Proposals

2a. PZ1515SD&GPP Cynthia & Louis DiCesare – *Subdivision and Groundwater Protection Permit applications for a 3 lot re-subdivision of a 10.1 acre parcel. Property located at 1223 Pequot Trail, Stonington. Assessor's Map 135, Block 2, Lots 1B & 1F. Zone RA-40 & GBR-130.* Lou DiCesare presented his application for a 3-lot resubdivision with the 2 additional lots having access off Jacobs Way. He asked for a fee in-lieu of an open space set aside. He resides at the third lot with access via a shared driveway, former called Benjamin Stanton Pentway, from Pequot Trail, formerly part of the Clark Farm which still has its cypress silo. His proposed wetland crossing has been approved by IWWC. Ben Baldwin asked if anyone knew the status of the 157-acre Calve property to the east as it has been on the market for several years. He noted that if it, or part of it, were to be dedicated as an open space set aside it would be good to have access from Jacobs Way at the Calve property's west side, but that this is speculation at this point. Mr. DiCesare said a lot was recently split off from the large parcel along Pequot Trail. No dedicated open space is adjacent to Mr. DiCesare's land. MOTION: Recommend a fee in-lieu of open space (Jim Friedlander, Sheila Lyons). Passed unanimously.

2b. PZ1516ZC Glenn & Constance Frishman – *Zoning Map Amendment to change zoning from GBR-130 to RA-40. Property located at 1219, 1223 & 1225 Pequot Trail, Stonington. Assessor's Map 135, Block 2, Lots 2, 1B & 1A.* Glenn Frishman described the zone change application using Mr. DiCesare's plan. The application document was later found. Mr. Frishman said that the zoning boundary between GBR-130 and RA-40 appeared to follow the stonewall boundaries of the Clark Farm, but had been inaccurately applied in the current map. Only a small portion of his 6.2-acre lot (#1219) appears to be within the RA-40 zone per the online GIS, but he said his property was divided from the Clark Farm which should have been completely RA-40 as the stone wall along the east side of his property should be the zone boundary. Smaller portions of Mr. DiCesare's property (#1223) and that of Desjardins (#1225) would also be changed. Ben Baldwin asked if the zoning boundary was meant to follow the nearby Groundwater Protection Overlay District, but while that boundary is near there is a wide overlap. MOTION: We have no objection to the zone change (Jim Friedlander, Ban Baldwin). Passed unanimously.

2c. *Any pending applications and new preliminary proposals*. None.

3. Old Business

3a. *Mystic River Dam Committee* – It was noted that Tim Bell had resigned from the Commission last week.

3b. *Discussion of Stonington's 200 Greatest Roadside Trees* – Ben Baldwin reported that he had asked the DPW Director to protect the 3 remaining street trees, London Planes or Sycamores, on Morgan Street during the current renovations of the road and sidewalks and to allow for tree pits in the design. She reported that they had been examined by an arborist and would be protected.

3c. *Discussion of Open Space and Conservation Easement Transfers for Ongoing and Past Subdivisions* – It was noted that Deer Ridge may not have a homeowners association to accept the open space parcels still held by D'Amato Milford L.P. and that no land trust wants them due to improvements such as sidewalks.

3d. *Discussion of 2015 Plan of Conservation and Development* – No discussion on implementation

3e. *Discussion of Updates to 2007 Open Space Plan* – The Commission was uncertain of the status of the update. Ben Baldwin said the he had an editable Word document version of the 2007 version.

3f. *Installing signs on Town open space properties* – Ben Baldwin said that no new signs had been installed, but that one could be installed on the town-owned land with a 10-ft. wide access strip between

the Pawcatuck post office and the Sunoco. He had hesitated because its status, like adjacent Moss Park, was uncertain. He said he had reported the use of the town-owned Liberty Park open space for storage to the ZEO. Large tarps over unidentified property were visible before leaf-out.
3g. *Any Other Old Business* – Sheila Lyons said she had hesitated to send a letter to the Board of Selectmen regarding the issue of improvements in the Toll Brothers open space as it appears that there might be litigation between the owner and the town. The Commission has already expressed its desire that improvements be kept out of open space set asides to the POCD Committee and Toll Brothers.

4. Open Space Parcels
4a. *Discussion of parcels for preservation* - No new parcels were discussed except for the Cripps Field at Anguilla Plains that was shown being mowed by the Beriah Lewis Farm in The Sun on June 20th. The status of the Walsh Property and whether it has access at Bob Birmingham's for sale sign on Pequot Trail was discussed.

5. New Business
5a. *Solid Waste* – Stuart Cole said he had spoken with John Phetteplace, the solid waste supervisor who said that the town's use of the Preston incinerator will not be phased out. Ben Baldwin said that the town will eventually own the dump/transfer station outright and will need to plan its future use.
5b. *Community Farms Preservation Program* - Ben Baldwin asked whether Stonington would want to join the State DoAg's Community Farms Preservation Program (CFPP) "to preserve small farms of local economic importance, with a demonstrated level of community support," through the acquisition of development rights. The program was written up in CACIWC's *The Habitat* of winter 2015. Baldwin said Stonington had completed one step, the designation of local important farmland soils, but wondered how much of a demand there might be from local farmers.
5c. *New Members* – It was noted that inquiries should be made to the Board of Selectmen regarding new members.
5c. *Toll Bros. Water Quality* - Jim Friedlander said that he was following up on water quality in regard to the Application for Dam Safety Permit Application No: DS-201501590 made by Toll CT, L.P. for 12 Mystic River Square, the condominium behind the Days Inn, where a connection between Whitehall Pond and the Mystic River will be made for Old Mystic Estates' storm water infrastructure.
5d. *POCD* - Sheila Lyons said that she spoke at the hearing regarding acceptance of the POCD. She said the future appears bleak as little growth is forecast for the town.
5e. *Correspondence* – Letters from students describing the Spellman Pond field trips with Naturescapes were received.

6. Review of draft minutes – 4/27/2015 – MOTION: Accept as presented (Jim Friedlander, Sheila Lyons). Passed unanimously.
Review of draft minutes – 5/18/15 - MOTION: Accept as presented (Ben Baldwin, Jim Friedlander, Sheila Lyons). Passed unanimously.

7. Adjournment - MOTION to adjourn by Jim Friedlander. Made at 9 pm.

DRAFT Minutes submitted by

Ben Baldwin
Secretary, Town of Stonington Conservation Commission