

Conservation Commission meeting August 1, 2016. Stonington Police Station meeting room.

Stan Simm, Stuart Cole, Sheila Lyons, Jim Friedlander

Call to order 7:05 P.M

Stuart Cole appointed as acting Secretary

- 1.) Boathouse property acquisition by the Town on Greenmanville Ave.

First Selectman Rob Simmons: cited supporting wording in the POCD. Town turned to Trust for Public for guidance and negotiating acquisition. This will be public access riverfront as well as a home base for the Stonington High School Crew team.

Michael O'Neill: been looking at many potential sites, though Stonington has very few potential sites. This site met many of the needs, better than others. Also last available frontage on Mystic River, and it sorely needed beautification. For 18 years the crew team has raised its own funds from public donations and will continue to.

Speaker from TPL: stated their mission, this land fits.

Simmons: Public will be able to launch carry-in boats, no motors.

O'Neill: The building; which will be for the Crew team. Because of elevation and 12 foot flood zone, first floor will be storage for boats and equipment, second floor for other facilities. There will be floating docks. Total build out looks to be around 2.2 million dollars. Property appraised at 1.85 million. 200 – 300K to cap the old coal slag current ground material.

Motion to approve acquisition by Freidlander, 2nd by Lyons. Vote yes unanimous.

PZ1617RA Lattizori Development LLC – Regulation Amendment to add ZR 7.23 Greenway Development District (GDD), a floating zone governed by a master plan.

Atty. Ted Ladwig (for the applicant): 55% would remain open space, a priority per the POCD. The allowance for some commercial space for the applicant's property on Jerry Browne Rd. would also be good for town tax revenue, much better than the currently approved all residential 36 lots. Possibility of Natural Gas Service being brought in for greater energy efficiency.

David Lattizori: grew up in Stonington. Originally father desired site for visibility and accessibility. 5 years ago was going to sell to large national house builder with its 36 lot subdivision. The medical /academic research facility would be clustered close to Interstate 95, the open space mostly along Jerry Browne Rd. Mid-rise residential rental building towards 95, age restricted senior Town homes towards Jerry Browne with tie-in to open space.

Freidland: how many residents? 170. What kind of Medical Facility? Geriatric Medical Facility. Traffic Studies? 40% less than other mixed uses.

Cole: what other zones applicable to? Jason: GBR-130, RR-80, RA-40, but only 4 other sites in town would be applicable for ZR 7.23. Later this was corrected to just three.

Simm: any other Stonington properties in zones you would like to apply this to. Lattazori: no.

Motion: Lyons, 2nd Friedlander

A favorable recommendation to the Planning and Zoning Commission provided two changes are made:

1. That the eligible base zone be limited to RA-40, which would eliminate GBR-130 and RR-80 from the proposed amendment (Proposed ZR 7.23.3.3.1; and
2. That parcels not served by a public water and municipal sewers should not be eligible for this tool (Proposed ZR 7.23.3.3.3)

Approved 4 - 0

Adjourned 9:48 PM.

These Minutes approved at 8/22/16 CC meeting.

*Stuart G. Cole acting
Secretary*

*Stuart G. Cole
Vice
President*