Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on August 24, 2015
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

**1. Call to order:** Called to order by Chairman Stanton Simm at 7:12 p.m. Commission members also in attendance were Stuart Cole, Ben Baldwin, and Sheila Lyons. Member Jim Friedlander was absent. A member of the public was present.

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

**2a. Review of proposed conservation easement associated with approved subdivision application PZ0359SD&GPP Thomas and Helene Ozycz** - *Property located on 340 New London Turnpike, Stonington. Map 138, Block 3, Lot 1. Zone GBR-130.* Attorney Nick Kepple is representing Horses Healing Humans, the buyer, and was accompanied by Jessica Morrissey of Horses Healing Humans. He described how a Special Use Permit for horse use, training and administrative use of the residence was received, but the transfer of the conservation easement (CE) from the 2004 subdivision approval was still outstanding. Avalonia Land Conservancy declined to accept the easement at that time due to the owner's wish to allow ATV use. In 2003 the Conservation Commission had recommended a 15% open space set-aside instead of a fee in lieu of open space. The draft CE language was supplied by the current owner's attorney. The Board of Selectmen have approved town acceptance of the CE, conditional on a favorable review by the Town Attorney and Planning staff. A favorable review by the Conservation Commission is required. The closing is planned for mid-September. Five acres in the southeast corner adjacent to Groton Sportsmen's Club are designated for the CE and contain wetlands. The proposed conservation easement language and 2004 approval letter had been distributed earlier by email. The language of the CE was briefly reviewed. MOTION: The Commission recommends the conservation easement be held by the town and that the Commission conduct an initial or baseline condition survey site walk at a time to be scheduled (Stuart Cole, Ben Baldwin). Passed unanimously.

A discussion on town-held conservation easements was held.

**2b.** *Any pending applications and new preliminary proposals*. No others.

Items 3 and 4 were not reviewed.

**5. New Business**

**5a.** Chairman Simm said that he had be asked for input on the search for a Director of Planning and wondered others had views on the topic. It was recently announced that a new search for more candidates would be undertaken.

**5b.** Carlene Donnarummo asked if the Commission had any influence in completing the transfer of open space for Rock Ridge Estates/Blueberry Pond still owned by the developer, Skirig Development. She knows of an Eagle Scout that wishes to build a boardwalk through the wet area. Ben Baldwin said that this is a great idea as this is a well travelled route and has been since Stonington High was constructed. Chairman Simm said it must be owned by the town before we recommend construction.

**5c.** Correspondence: WPWA renewal and one copy of CACIWC's Summer 2015 issue of *The Habitat*.

**6. Review of draft minutes** – 6/22/15

MOTION: Approve as submitted (Stuart Cole, Sheila Lyons). Passed unanimously.

**7. Adjournment** – Motion to adjourn (Stuart Cole). Made at 8:46 pm.

Minutes submitted by

Ben Baldwin
Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting of the Commission on October 26, 2015