

Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on February 24, 2020
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order - Chairman Stuart Cole called the meeting to order at 7:29PM. Members present were Ben Baldwin and Stephanie Hayes-Houlihan. Members Sheila Lyons and Jim Friedlander were present via telephone. Members of the public were present.

2. Review of Town developments and Proposals

a. PZ2003ZC, SPA & CAM Mystic Seaport Museum (C. Frost) - *Master Plan Zone Change, Site Plan, & Coastal Area Management Review applications for demolition of a 2-story restaurant building and construction of a 3-story restaurant/boutique hotel, guest cottage, utility structure, swimming pool, and the relocation of the dock office to Chubb's Wharf. Property located at 75 (105) Greenmanville Ave., Mystic. Assessors Map 173 Block 1 Lot 1. Zone MHD.* Town Planner Keith Brynes had distributed PDF versions of the application, rendering and site plan via email. Additional printed items included an application for municipal coastal site plan review and traffic impact study. John Casey of Robinson Cole, representing the developer of the hotel/restaurant replacement introduced Chad Frost, landscape architect of Kent+Frost who presented the application for a change to the MSM's master plan. The existing restaurant building would be replaced with a 1st floor restaurant and a 27-room boutique Delamar Hotel in the 2nd and 3rd floors. First floor level would be flood plus 2 ft. Building height would be 41.5 ft. (from average grade level to the median of the roof slope). The building would have a waterproof basement, as the current basement must be pumped, and would be set back toward the river with a guest cottage and utility building closer to Route 27. Onsite drainage infiltrators would handle the first 1.5 inches of rainwater while water current flows direct to the river. Restaurant capacity will be reduced from 790 to 530 seats. Jim Friedlander asked about pedestrian traffic crossing Route 27 and Mr. Frost said there would a reduction in traffic as all visitors to the Latitude 41 restaurant must now park across the street, but after development they expect fewer visitors and use of valet parking. Shared parking is proposed at the Boathouse Park lot which would also be the main vehicular means of access. The proposed 'living shoreline' at the park would not be extended to the MSM waterfront which is largely unchanged. Public access would extend across the shore to allow access to the hotel's rear porch. CT DEEP has yet to comment, but Architectural Design Review Board approved. The location of the dock office would also change. MOTION: The Conservation Commission recommends the zone change or change to the MSM master plan (Stephanie Hayes-Houlihan, Ben Baldwin). Passed unanimously. Sheila Lyons abstained.

b. PZ2002SD & CAM Michael Norcia, Jr. (G. Fedus) - *Subdivision and Coastal Area Management Review applications for a 3-lot subdivision of a 1.13-acre lot. Property located on Oakwood Ave., Pawcatuck. Assessor's Map 5 Block 1 Lot 5. Zone RA-15.* Gregg Fedus, Engineer, presented the subdivision application which had been distributed by email. Payment of a fee in lieu of an open space set-aside was requested. The site is within the coastal zone and DEEP requested rain gardens for onsite drainage retention. Concern was expressed that they would not be adequate as there are already drainage issues on the road which does not have storm drainage. Adjacent land to the south is a right-of-way extending west to Johnson Street. It and Oakwood Ave to the south make up 24.34 vacant acres owned by Dripping F Ranch, LLC. The closest dedicated open space is Blueberry Pond or Avalonia Land Conservancy's Norcia Preserve, 0.25 miles west and southwest. MOTION: The Conservation Commission recommends a fee in lieu of an open space (Ben Baldwin, Stephanie Hayes-Houlihan). Passed. Sheila Lyons abstained.

c. Any pending applications and new preliminary proposals. PZ2001RA Town of Stonington - Required regulation amendment for FEMA and not on the agenda. No comment.

3. Old Business

c. Discussion of open space and conservation easement transfers for ongoing and past subdivisions - Town Planner Keith Brynes said that the owner of the Perkins Farm development wants to discuss the status of the open space. He brought in a copy of the Open Space Easement Agreement between the town and Lattizori Development, LLC dated 12/5/2018, signed by the first selectman and describing 5 open space parcels. Mr. Lattizori is looking for someone to farm part of the open space.

5. New Business

a. Correspondence received:

- Connecticut Land Conservation Conference 2020
Eastern Connecticut Conservation District, Inc. funding request dated December 31, 2019
- Intra-regional water supply response plan dated January 3, 2020
- DEEP Land and Water Resources Division, license number 201902819-SDFTW, 100 Latimer Point Road for a pier
- DEEP license number 20907054 Dash WQC; 201912930-SDF replacement of bridge number 04744 from Boom Bridge Road over the Pawcatuck River North Stonington.
- Wood-Pawcatuck Watershed Association funding request.
- *The Connecticut Landscape Architect*, Fall 2019.

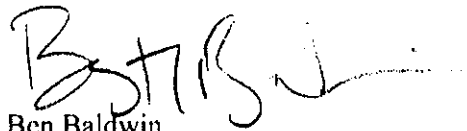
b. Fran Hoffman said the sustainable agriculture committee is interested in farmland preservation and a budget line item is being suggested and it would make sense to work with the group. Jim Friedlander said he is on the committee of about 14 and will serve as liaison.

6. Review of draft minutes

MOTION: To approve the 1/27/2020 minutes (Stephanie Hayes-Houlihan, Sheila Lyons). Passed unanimously. Jim Friedlander abstained.

7. Adjournment - Stephanie Hayes-Houlihan made a motion to adjourn at 9:09 pm. Passed unanimously.

Minutes submitted by



Ben Baldwin

Secretary, Town of Stonington Conservation Commission

Approved at a meeting of the of the Commission on 3/29/2021.