

Town of Stonington Conservation Commission
Minutes of a Special Meeting held on March 29, 2021
Virtual Meeting via WebEx (<https://www.youtube.com/watch?v=B0fYnKW1NUU>)

1. Call to order - Chairman Stuart Cole called the meeting to order at 7:16PM. Members present were Ben Baldwin, Stephanie Hayes-Houlihan, and RaéVen Kelly Dinwoodie. Member Jim Friedlander was not present. Town Planner Keith Brynes hosted the virtual meeting and a member of the public was present.

2. Election of Officers – While we do not currently have a vice chairman, the current slate (Cole chairman & Baldwin secretary) was proposed for reelection (Stephanie Hayes-Houlihan, RaéVen Kelly Dinwoodie). No discussion. Passed unanimously.

3. Review of Town developments and Proposals

a. PZ2104RA Susanne V. Toezko (C. Pacheco) - *Zoning Regulation Text Amendment application to allow Aquaculture / Agriculture and their associated uses in the Light Industrial zone (LI-160).*

Christopher Pacheco of Seacoast Mushrooms, LLC, the applicant, presented the regulation amendment. It would add agricultural and aquaculture uses in the LI-130 zone as in residential zones. It allows buildings of up to 10,000 sf and larger ones by special permit. MOTION: The Conservation Commission supports the amendment as proposed (RaéVen Kelly Dinwoodie, Stephanie Hayes-Houlihan). Passed unanimously.

b. PZ2105RA Town of Stonington Planning and Zoning Commission – *Zoning Regulation Text Amendment application to provide additional opportunities for accessory small solar energy systems.* Stuart Cole introduced the issue of solar energy regulations being confused between heat/electric and roof/wall/ground-mounted. Town Planner Brynes described the proposed update of the 1986 Solar Access Regulation in regard to updating accessory solar regulations. Stephanie Hayes-Houlihan described her experience with roof-mounted solar. MOTION: The Conservation Commission supports the amendment of the solar regulations as proposed (Stephanie Hayes-Houlihan, RaéVen Kelly Dinwoodie). Passed unanimously.

c. PZ2106SD & GPP 490 Al Harvey Road, LLC (A. Hayward) - *Subdivision and Groundwater Protection Permit applications for a 2-lot re-subdivision. Property located at 506 Al Harvey Rd., Stonington. Assessor's Map 112, Block 3, Lot 2B. Zone RR-80.* Town Planner Brynes explained how a combination of fee in-lieu of open space and a conservation easement was granted to the town as part of the 2006 Donahue subdivision which created this parcel and how it was enlarged through a lot line modification in 2018. The subdivision of this 4.03-acre parcel will not require a further open space set-aside or fee in-lieu of open space. The submitted plan and the 2006 subdivision plan were reviewed. MOTION: The Conservation Commission notes that the Town-owned conservation easement on this parcel should be delineated on the site plan and the required monumentation be verified in the field (Ben Baldwin, Stephanie Hayes-Houlihan). Passed unanimously.

4. Old Business

f. Signs - Stonington Community Conservation disks or signs have been placed at larger town-owned open spaces.

g. Any other Old Business – Funding of elementary school fieldtrips: The trips did not occur this past year.

5. Open Space Parcels.

a. Discussion of parcels for preservation –

- The Trust for Public Land has an option to acquire this land, 224 acres on the west side of Al Harvey Road between Aquarion on the south and the Groton Sportsmens Club and Avalonia on the north.
- An 18,500-sq. ft. (0.42-acre) conservation easement at 16 Harry Austin Drive was accepted by the Town from the fee owner on 1/30/2020.
- A walk of the Perkins Farm campus open space with David Lattizori was held by the Commission on 8/27/2020. There was no quorum and therefore no official meeting was held.

6. New Business

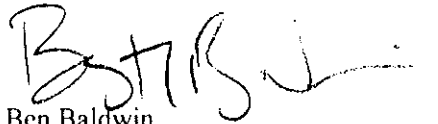
- a. Discussion of proposed Pawcatuck River Kayak Trail** – Dave Hammond of the Economic Development Commission described the trail on 1/25/2021, but due to a lack of quorum, no Conservation Commission meeting was held that day.
- b. Consideration of letter of support for Mystic River Boathouse Park Brownfields Grants** – Commission expressed interest to support this DECD brownfields grant. MOTION: That we write a letter of support for the Mystic River Boathouse Park brownfields grant application (Ben Baldwin, RaéVen Kelly Dinwoodie). Passed unanimously.
- c. Other New Business** - Keith Brynes said the Connecticut Siting Council has approved the solar facility on part of Elmridge Golf Course. Abutters are concerned.

7. Review of draft minutes – 2/24/20 - MOTION: To approve the 2/24/2020 minutes (Stephanie Hayes-Houlihan, Ben Baldwin). Passed unanimously.

8. Discussion of 2021 Regular Meeting Schedule – 4th Monday of the month, including May, and no meeting in December. Hopefully we will soon return to the Community Meeting Room at the Police Station.

9. Adjournment - MOTION: To adjourn the meeting (Stephanie Hayes-Houlihan, RaéVen Kelly Dinwoodie). Passed unanimously at 8:22 pm.

Minutes submitted by



Ben Baldwin
Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting on 4/26/2021