

Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on April 26, 2021
Virtual Meeting via WebEx

a. Call to order - Chairman Stuart Cole called the meeting to order at 7:08 pm. Members present were Ben Baldwin, Stephanie Hayes-Houlihan, and Jim Friedlander. Member RaéVen Kelly Dinwoodie was not present. Town Planner Keith Brynes and members of the public were present.

b. Review of Town developments and Proposals

1. PZ2110SD & CAM Ruth G. Bowers Rev. Trust (C. Brown) – *Subdivision and Coastal Area Management Review applications for a 2-lot subdivision. Property located at 187 Whitehall Ave., Mystic. Assessor's Map 166, Block 4, Lot 1. Zone RA-40.* Keith Brynes described the subdivision application to create a second building lot. Last year a preliminary application was made, but not heard by the Commission, for the open space to be located off site on the marsh parcel to the west that is subject to a conservation easement, but the town attorney said that would not meet requirements. Requesting fee in-lieu of an open space set aside. The submitted appraisal will be updated to include the original parcel, excluding improvements. Roger Bowers, trustee for the applicant, described the public access on the Admiral Cove subdivision to the south and west, as well as a 5-ft. wide right of way across the parcel to allow The Nature Conservancy to access their conservation easement on the west. Keith Brynes noted that the existing residence is a duplex and may require a larger minimum lot size unless it is reclassified as a single-family dwelling with an Accessory Dwelling Unit. Stuart Cole said that was a zoning issue to be resolved by the PZC. Ben Baldwin said that the abutting Admiral Cove land is open space but serves mainly as access to the boat launch and trolley trail. He noted that fill on the trolley trail has blocked stream flow from the applicant's parcel and has filled in a former cattle pass under the trolley tracks. **MOTION:** The Conservation Commission recommends a fee in-lieu of open space (Jim Friedlander, Stephanie Hayes-Houlihan). Passed unanimously.

c. Old Business

4. Discussion of 2015 Plan of Conservation and Development – Ben Baldwin suggested we review the Plan and look at our tasks. The POCD Implementation Committee has started meeting again, per Keith. This board does not have representation on it. Fran Hoffman was a past representative and was suggested as a potential CC member. The Board of Finance has approved a set aside of \$5,000 for open space acquisition, planned to be an annual allocation.

7. Any other Old Business - Stuart Cole said that we need new members.

Ben Baldwin said upcoming budget to be voted on tomorrow is the same for the Conservation Commission as this year. Stuart Cole said funds must be set aside or encumbered, but that the expense of the field trips was not incurred last year.

d. Open Space Parcels

1. Discussion of parcels for preservation - Al Harvey Road property acquisition ongoing with the Trust for Public Land (TPL). Ben Baldwin said the Wychwood Farm property on the northwest side of Route 201 is on the market.

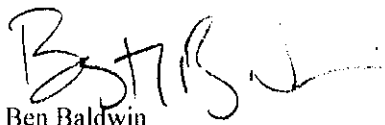
e. New Business

1. Discussion of proposed Pawcatuck River Kayak Trail – Jim said he and Ben walked the Circus Lot 2.5 years ago. Dave Hammond of the EDC spoke on the Pawcatuck River Greenway proposal on 1/25/2021 when there was no quorum. Keith said UConn engineering students designed plans for river access at the WPCA pump station on Mechanic Street at Prospect Street. Stuart Cole said that we should have Dave Hammond speak again. It was reported that the town is to survey the Circus Lot.

f. Review of draft minutes – 2/24/20 – It was noted that the minutes of 2/24/2020 were approved on 3/29/2021. **MOTION:** To approve the minutes for the last meeting held on 3/29/2021 (Stephanie Hayes-Houlihan, Ben Baldwin). Passed unanimously.

g. Adjournment - **MOTION:** To adjourn the meeting (Stephanie Hayes-Houlihan, Jim Friedlander). Passed unanimously at 7:52 pm.

Minutes submitted by



Ben Baldwin

Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting on 9/27/2021