


Town of Stonington Conservation Commission  
Minutes of a Regular Meeting held on July 22, 2019  
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. **Call to order** - Chairman Stuart Cole called the meeting to order at 7:01PM. Members present were Jim Kading, Ben Baldwin, and Sheila Lyons. Members Stephanie Hayes-Houlihan, Michael Scheffers, and Jim Friedlander were absent. Members of the public were present.
2. **Review of Town developments and Proposals**
  - a. **PZ1916ZC Mystic Seaport Museum (C. Frost)** – *Master Plan Zone Change application for changes to current MHD properties/structures, including construction of 2 buildings for a Science & Exploration Center and demolition & reconstruction of a restaurant with a boutique hotel. Properties located off Greenmanville Ave., Rossie St., Williams St., & Bruggeman Pl., Mystic. Zone MHD.* Copies of the application, 2 plans and staff comments had been distributed by Town Planner Keith Brynes by email. Chad Frost of Kent + Frost Landscape Architecture presented the application for the master plan amendment. Also in attendance were attorney John Casey, Tom Wilson and David Patten of Mystic Seaport Museum. There are 12 changes, some in the conceptual stage. The largest are a redevelopment of the circa-1963 Latitude 41 building and construction of a new Science & Exploration Center on the east side of the south parking lot. A new restaurant/event space with a 27-room boutique hotel on 2 upper stories is proposed, using the existing right of way over the Town-owned site to the north for access. Two smaller buildings will be located on Route 27, east of the new building which will be closer to the water. Residents asked questions about the proposed changes to the master plan. MOTION: We are generally in agreement with the master plan amendment changes, as presented, noting that details on proposed building changes will be part of future site plan applications (Jim Kading, Sheila Lyons). Passed unanimously.
  - b. *Any pending applications and new preliminary proposals.* None.
5. **New Business** –
  - a. Stuart Cole presented bills totaling \$642.85 from First Student for bussing of students for the nature programs at Barn Island and Spellman Pond run by NESS. MOTION: Approve expenditure of \$642.85, to include the \$170 approved on 6/24/2019, from encumbered funds (Jim Kading, Ben Baldwin). Passed unanimously.
  - b. Fran Hoffman introduced herself as a member of the Plan of Conservation and Development Implementation Committee (POCDIC) who will serve as the liaison with the Conservation Commission. Some discussion was held on the Conservation Commission tasks and action items listed in the 2015 POCD and 2007 Open Space Plan. Ben Baldwin said the list of Committed Open Space was current and had been distributed to members.
  - c. Sheila Lyons brought up several current issues: Contamination of the Stillman Avenue mill, Replacement of Maggie Jones at the DPNC, Death of Ross Perot, Groton's rezoning, Perkins Farm construction, Hornbeam trees written about by Steve Slosberg in The Sun, New York State's plan to combat climate change, and the Forge Farm restoration.
3. **Old Business**
  - c. *Discussion of open space and conservation easement transfers for ongoing and past subdivisions* – Transfers of Toll Bros land to Stonington Land Trust and the Old Mystic Estates HOA was discussed. The current status of the Lattizori Development's Perkins Farm open space and 350 Liberty Street (Hartford Healthcare) open space/conservation easement is not known.
6. **Review of draft minutes**

MOTION: To approve the 4/22/2018 minutes as amended to show Jim Kading present at the meeting (Ben Baldwin, Jim Kading). Passed unanimously. Sheila Lyons abstained (absent 4/22/2019).  
MOTION: To approve the 6/24/2018 minutes as presented (Jim Kading, Ben Baldwin). Passed unanimously.
7. **Adjournment** – Jim Kading made a motion to adjourn at 8:37 pm. Passed unanimously.

Minutes submitted by

Approved at a regular meeting on  
10/28/2019

  
Ben Baldwin  
Secretary, Town of Stonington Conservation Commission