

Town of Stonington Conservation Commission  
Minutes of a Regular Meeting held on November 25, 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 7:03PM. Members present were Jim Friedlander, Ben Baldwin, and Sheila Lyons. Member Stephanie Hayes-Houlihan arrived at 7:08PM. Town Planner Keith Brynes and members of the public were present.

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

**a. PZ1927SD Claudia L. Adams & Patrick T. Marshall (S. Mattern)** – *Subdivision application for a 3-lot re-subdivision of a 4.58 acre parcel. Property located at 285 & 289 North Stonington Rd., Stonington. Assessors Map 145 Block 1 Lots 7 & 7B. Zone RR-80.* Copies of the application and plan had been distributed by Town Planner Keith Brynes by email. Susan F. Mattern, PLS of Mattern & Stefon Land Surveyors presented the subdivision plan to correct an improper division done years ago. No new lots are proposed, but a 0.69-acre (15%) open space set-aside containing part of a pond is proposed for the corner of Routes 184 and 201. The land would be held by a land trust or the town. Both existing lots are improved with residences and common lot lines would be adjusted to conform to zoning. Parcel 145-1-7B abuts a parcel once proposed for dedication as open space, 56.5-acre parcel 145-1-5. MOTION: The Commission approves of the open space set-aside as part of the after-the-fact subdivision (Jim Friedlander, Stephanie Hayes-Houlihan). Passed unanimously.

**b. PZ1905ZC & SPA J&H Hospitality (CME Assoc.)** - *Zone Change Amendment and Site Plan applications for a zone change to Neighborhood Development District (NDD), and construction of two new hotels, adding a total of 217 new hotel rooms in two buildings totaling 142,170 SF. Property located at 6 Coogan Blvd. & Clara Drive., Mystic. Assessors Map 164 Block 4 Lot 4 & Map 171 Block 2 Lot 1. Zone TC-80.* The plan was reviewed and had been reviewed on 3/25/2019. Application was then withdrawn and resubmitted to the Planning and Zoning Commission. This Commission's comments stand.

**c. Any pending applications and new preliminary proposals.** None.

**5. New Business –**

**a. Discussion of preservation efforts at Wehpittituck Farm, 211 Cove Rd., Mystic.** David Rathbun, owner of Wehpittituck Farm and coincidentally chairman of the Planning and Zoning Commission distributed two maps of his property showing the portion approved for the sale of development rights to the US Dept of Agriculture's Natural Resources Conservation Service (USDA-NRCS), the State and Connecticut Farmland Trust. Local participation is a requirement. Mr. Rathbun and Ben Baldwin stated that Mr. Baldwin is familiar with the property in his role as a real estate appraiser. All funding is set except for about \$300,000, per Mr. Rathbun, and participation by the town is requested. The balance of the open space fund will be obtained. MOTION: The Conservation Commission supports the town's participation in the development rights for preservation of Wehpittituck Farm and will proceed with the request as numbers are finalized (Stephanie Hayes-Houlihan, Jim Friedlander). Passed unanimously.

**3.Old Business**

**a. Dam Committee** - Stuart Cole said a recent Associated Press report on the condition of dams mentioned the Sylvia's Pond dams using outdated information as significant repairs have been made in recent years.

**b. Discussion of Stonington's 200 Greatest Roadside Trees** - The list has been shared with the tree warden and deputy. Discussion held on list's purpose, possibility of tree ID tags, and American chestnut.

**c. Discussion of open space and conservation easement transfers for ongoing and past subdivisions.** Discussed future of the open space set-aside at the Perkins Farm development. It is not clear if the town will hold the open space, but may do so temporarily. Stuart Cole to visit Planning Office to see how it was approved and will be managed.

Ben Baldwin said that Birchwood Farms on South Broad Street transferred a 15.81-acre parcel 25-1-11U to the town as open space on 7/19/2019. The land is mostly swamp adjacent to Spellman Park.

**d. Discussion of 2015 Plan of Conservation and Development & e. Discussion of updates to 2007 Open Space Plan.** Stuart Cole said Fran Hoffman has found additional Conservation Commission requirements or actions for the POCD and will had them to this list distributed at the last meeting.

**g. Any other Old Business** - none

**5. New Business** – Additional items:

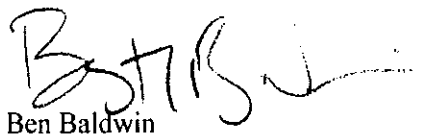
- a. Thank you card from NESS (New England Science & Sailing) for our support of the Spellman Park and Barn Island field trips for Stonington schoolchildren, about \$1,600. Stuart Cole to meet with NESS next week regarding 2020 trips.
- b. The status of the Boathouse Park and off-shore wind turbines were discussed.
- c. Jim Friedlander was told by the Town Clerk that participating remotely or in absentia is permissible for the purpose of having a quorum and he will be reachable by phone when out of town this winter.

**6. Review of draft minutes**

MOTION: To approve the 10/28/2019 minutes (Stephanie Hayes-Houlihan, Jim Friedlander). Passed unanimously.

**7. Adjournment** - Stephanie Hayes-Houlihan made a motion to adjourn at 8:50 pm. Passed unanimously.

Draft minutes submitted by

A handwritten signature in black ink, appearing to read 'Ben Baldwin', is written over the printed name.

Ben Baldwin

Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting on 1/27/2020