

Town of Stonington Conservation Commission  
Minutes of a Regular Meeting held on September 27, 2021  
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

**a. Call to order** - Chairman Stuart Cole called the meeting to order at 7:06 pm. Members present were Ben Baldwin, Stephanie Hayes-Houlihan, and Jim Friedlander. Member RaéVen Kelly Dinwoodie was not present.

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

**1. PZ2124SD & CAM Oakwood Ave, LLC. (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.* This application was reviewed by the Commission on 2/24/2020 and was approved by PZC but expired when the plans were not filed. A fee in-lieu of open space had been recommended and residents had spoken about their concerns regarding drainage. Ben Baldwin noted that this property abuts 0.36-acre parcel 5-1-4A to the south which is a paper street unlikely to be developed and serves as a trail. That 'street' is in common ownership with 24-acre parcel 13-1-12 off Johnson Street that contains Hickory Lane, part of Oakwood Avenue, abuts Avalonia's Norcia Preserve, is listed for sale and is a potential open space set aside. Trail connections between the Blueberry Pond/Rock Ridge Estates open space, Spellman Park and the neighborhoods was discussed. MOTION: The Conservation Commission recommends a fee in-lieu of open space (Jim Friedlander, Stephanie Hayes-Houlihan). Passed unanimously.

**c. Old Business**

**3. Discussion of open space and conservation easement transfers for ongoing and past subdivisions** – a. The status of Perkins Farm open space was discussed; it is unclear what entity will hold it in fee or conservation easement. Stuart Cole said the owner's application for more apartments will be received next month. The status and a possible encroachment of the Deer Ridge open space was discussed. The owners, Domenico & Luigi Frank Intrieri, issued a Notice of Interruption & Intent to Dispute Any Adverse Claim to an abutter and filed it on the land records in 2016. The subdivision's 4 parcels have never transferred, reportedly because no one wants to be responsible for shoveling walks along their frontages in winter. Ben Baldwin said there is a lot of encroachment on open space in town and that while some might have gone on for years and seem minor, it should be tracked.

**4. Discussion of 2015 Plan of Conservation and Development** – Ben Baldwin will forward a link to a Google doc containing a working draft of the Open Space Plan and suggested we review the POCD and look at our tasks.

**7. Any other Old Business** - Stuart Cole has asked Michael Schefers if he would return to the Commission and he said he would think about it. Stephanie Hayes-Houlihan said she was in contact with Fran Hoffman about serving on the Commission.

**d. Open Space Parcels**

**1. Discussion of parcels for preservation** – The acquisition of the 224-acre Duffy-Brewster property on Al Harvey Road is ongoing, coordinated by the Trust for Public Land (TPL), but actual status is uncertain. Ben Baldwin said 96.3-acre Little Pond Farm at 305 Pequot Trail is on the market; it is subject to a conservation restriction held by the CT Farmland Trust. Other agricultural parcels in the area of Anguilla Plains were discussed. Ben Baldwin said the Wychwood Farm property on the northwest side of Route 201 adjacent to the Hoffman Evergreen Preserve has been sold.

**e. New Business** - none

**f. Review of draft minutes – 4/26/21** – MOTION: To approve the minutes for the last meeting held on 4/26/2021 (Stephanie Hayes-Houlihan, Ben Baldwin). Passed unanimously.

**g. Adjournment** - MOTION: To adjourn the meeting (Stephanie Hayes-Houlihan, Jim Friedlander). Passed unanimously at 8:06 pm.

Minutes submitted by



Ben Baldwin

Secretary, Town of Stonington Conservation Commission

Approved by the Commission on November 15, 2021