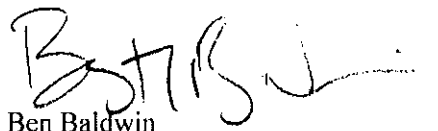


Town of Stonington Conservation Commission  
Minutes of a Regular Meeting held on March 25, 2019  
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Chairman Stuart Cole called the meeting to order at 7:06PM. Members present were Ben Baldwin, Jim Kading, and Stephanie Hayes-Houlihan. Members Jim Friedlander, Michael Schefers and Sheila Lyons were absent. Members of the public were present.
2. Review of Town developments and Proposals
  - a. **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. Pete Parent of CME Engineers presented the application for a zone change at the two lots. The south lot is proposed for a 97-room Homewood Suites extended stay hotel and the future development of a Courtyard by Marriott hotel. Parking, circulation (including sidewalks paralleling Village Farm Road) and stormwater control will be constructed on both lots, including the north lot with the existing Holiday Inn Express and freestanding restaurant. Access will include the west end of Clara Drive. Pedestrian access will be provided south to the Coogan Farm and Mr. Parent thought visitor parking might be accommodated. A 70,000± cubic ft. subsurface water retention system would be located immediately south of the Holiday Inn Express and would overflow to area storm drainage at Village Farm Road. Mr. Parent said that flows to the Mystic River under Olde Mistick Village. Ben Baldwin asked if the underground system could be divided so that a line of shade trees could be added to what appears to be a large open parking lot. . The south end of the site contains ledge and will be regraded down about 15 ft. at center. The Neighborhood Design District (NDD) regulation was views reducing sprawl by eliminating setbacks between related parcels. MOTION: We are in favor of a zone change to NDD (Jim Kading, Stephanie Hayes-Houlihan). Passed unanimously.
  - b. Any pending applications and new preliminary proposals – **PZ1908ZC Noank Shipyard, Inc. - Zone Change Map Amendment Master Plan for rezoning a portion of the Seaport Marine site from a Marine Commercial District (MC-80) to a Neighborhood Development District (NDD) for a mixed-use waterfront development.** Properties located at 2, 4, 10, & 18 Washington St., & Willow St., Mystic. Assessors Map 182 Block 1 Lots 16, 12, 8, 7 & 6. Zone MC-80. The application was received, but no one was present representing the applicant. The application was reviewed.
3. Old Business
  - b. Discussion of Stonington’s 200 Greatest Roadside Trees – A proposal to remove the street trees on West Broad Street and their memorial markers, as done in Westerly, was reported in the Westerly Sun. It was noted that many are in opposition to this plan, that it will not be going forward soon, and that many of the markers are located in meaningful locations, such as an honoree’s former place of employment.
4. Open Space Parcels
  - a. Discussion of parcels for preservation:
    - Stuart Cole said that Stonington Land Trust is negotiating with Toll Bros. regarding surveying of the proposed open space set aside at Old Mystic Estates.
    - SLT received a 5.4-acre parcel on the east side of Latimer Point Road at Route 1 from Peter Gardner.
    - It is unknown who will hold the open space at the Perkins Farm, currently under development. The open space, about 50% of the property, will contain improvements and has reportedly been declined by Avalonia Land Conservancy.
    - No news has been received regarding the conservation easement at the rear of 350 Liberty Street (Hartford Healthcare) although construction is well underway.

- The Signal Hill subdivision off Jeremy Hill Road which had dedicated open space has been sold and will reportedly be farmed and used for the construction of one residence.
  - No news has been received regarding the offer of Downes Patterson lots at Castle Hill or Moss Park.
5. New Business --
- a. Stephanie Hayes-Houlihan described the status of the Ad Hoc Committee to Ban Plastic Bags and Straws' proposal for Stonington. She will distribute a copy of the plan which will go to a town meeting.
  - b. Ben Baldwin said the demolition of the north end of the mill building at 100 Mechanic Street was unfortunate, that the building contributed to the Mechanic Street Historic District, and that the POCD charges the Board of Selectmen to write a demolition delay ordinance which might have allowed warning of this demolition and perhaps allowed an alternate use or deconstruction.
  - c. Correspondence received: DEEP Land & Water Resource Division notices of permit applications and issuances, a funding request from the Eastern CT Conservation District, and CT Wildlife Magazine.
6. Review of draft minutes – 1/28/19  
MOTION: To approve the minutes as presented (Stephanie Hayes-Houlihan, Jim Kading). Passed unanimously.
7. Adjournment – Jim Kading made a motion to adjourn at 9:17 pm. Passed unanimously.

Minutes submitted by



Ben Baldwin  
Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting on 4/22/2019