

Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on March 26, 2018

Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Chairman Stuart Cole called the meeting to order at 7:31 PM. Members present were James Kading, Ben Baldwin and Sheila Lyons. Members Stephanie Hayes-Houlihan, Jim Friedlander and Michael Schefers were absent.

MOTION: Move to item 5a (Jim Kading, Sheila Lyons). Passed unanimously.

5. **New Business**

- a. *Discussion of proposed vegetation removal on Town Open Space Parcel Assessor's Map 161, Block 10, Lot 6E between Hewitt Rd. and Hatch St. (59 Hewitt Road) - Abutter Jen Rothman said the Town Department of Public Works had requested the CC review her request for assistance in preventing vegetation, notably vines and a Princess Tree or Paulownia tomentosa, from extending south from the open space into her yard. It was noted that boundaries shown on the survey for the 2001 Mystic Crossings subdivision are not strictly followed. Ms. Rothman and another neighbor each mow rear portions of the open space. The 0.41-acre parcel was accepted by the Board of Selectmen on 8/25/2010. The parcel was described as probably having little ecological value due to its small size and narrow shape. Its main purpose appears to be as a buffer to the watercourse or open culvert running along its north side. Stuart Cole will check with the town planner regarding next steps.*

MOTION: Move to item 2a (Jim Kading, Sheila Lyons). Passed unanimously.

2. Review of Town developments and Proposals

- a. **PZ1808RA CME Associates (J. Guszowski) – Regulation Text Amendment to add the TC-80 as an eligible zoning district to Zoning Regulations Section 7.21.3.3.1 Neighborhood Development District (NDD).** Pete Parent, P.E. of CME Associates presented the application for the regulation amendment. He said the purpose was to allow development of the parcel south of the Holiday Inn Express near McQuade's without the requirement of setbacks even though the properties are in common ownership. Mr. Parent said this is the only vacant TC-80 parcel the NDD would apply to and that the amendment had been suggested as a solution by town staff. NDD requires a master plan to be reviewed by the PZC. A deed change, merging the lots, and variances were suggested as alternative solutions. The CC took no action and will review further.
- b. *Any pending applications and new preliminary proposals – None.* The Coastal Resilience Plan, reviewed by CC members, was approved as part of the POCD by the PZC on 3/20/2018.

3. Old Business

- a. *Dam Committee* and b. *Discussion of Stonington's 200 Greatest Roadside Trees* - Not discussed.
- c. *Discussion of open space and conservation easement transfers for ongoing and past subdivisions – Ben Baldwin said that the Rock Ridge Estates a/k/a Blueberry Pond subdivision open spaces of 13.43 and 7.14 acres would soon transfer to the Town. The larger parcel is on the west side of Parkwood Drive and contains a trail long used by pedestrians traveling between Pawcatuck Middle School and the High School. This trail would benefit from a boardwalk across wetlands. The smaller parcel east of Parkwood Drive contains a small pond occasionally used for skating.*
- d. *Discussion of 2015 Plan of Conservation and Development*, e. *Discussion of updates to 2007 Open Space Plan*, f. *Installing signs on Town open space properties* – Not discussed
- g. *Any other Old business* - None.

4. Open Space Parcels

- a. *Discussion of parcels for preservation* & b. *Discussion of CTDEEP Open Space and Watershed Land Acquisition Grant Program* – Not discussed.

5. New Business – Sheila Lyons suggested reading “The End of Sand” from The New Yorker of 5/29/2017 (<https://www.newyorker.com/magazine/2017/05/29/the-world-is-running-out-of-sand>). Ben Baldwin said the Environmental Land Use Restriction (ELUR) proposed for 100 Mechanic St. in 2016 is still in the review process.

6. Review of draft minutes – 2/26/17 – MOTION: To approve the minutes as presented (Jim Kading, Sheila Lyons). Passed unanimously.

7. Adjournment – Jim Kading made a motion to adjourn at 8:30 pm. Passed unanimously.

Minutes submitted by

Approved at a regular
meeting on April 23, 2018.


Ben Baldwin
Secretary, Town of Stonington Conservation Commission