

Town of Stonington Conservation Commission  
Minutes of a Regular Meeting held on April 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 7:05PM. Members present were Ben Baldwin, Michael Schefers, Sheila Lyons, Jim Kading and Stephanie Hayes-Houlihan. Members Jim Friedlander was absent. Members of the public were present.

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

- a. **PZ1908ZC Noank Shipyard, Inc.** - *Zone Change Map Amendment Master Plan for rezoning a portion of the Seaport Marine site from a Marine Commercial District (MC80) 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.* Attorney Bill Sweeney of TCORS presented the application for a zone change and master plan for redevelopment of what is now known as Seaport Marine and is proposed as Smiler's Wharf. Meg Lyons, project architect, described the proposed buildings and spaces. Ron Nault, P.E. of Luchs Consulting Engineers described the topography and bulkheads. Rich Snarski, soils scientist, described the soils present. Jane Stahl, environmental consultant, formerly of DEEP, and Harry Boardsen, General Manager of Noank Shipyard/Seaport Marine, were present.

The 11.5-acre site has 4 to 4.5 acres of tidal wetland soils. Bulkheads will be replaced on west half using sheet metal and include removal of a pier. The east portion will utilize a "living shoreline" design including an upper shoreline buffer enhancement zone. The presented plan was slightly different from that distributed to members by email. Improvements will include a 45-room hotel and plaza over parking, marina services building (with offices, bathrooms, and showers), a new restaurant, park (open space), apartment building, townhouses and multi-family apartments. Ms. Lyons said this private property will become a public asset as Cottrell Street is extended south of Washington Street as a public walkway. Some tidal wetland plants would be lost at the NW corner and mitigated elsewhere and herbicide may be used to control phragmites. Build-out was estimated as within 5 years and the ability of Mystic Sewer Plant to handle this development and its possible connection to the Borough Plant was discussed. Boat work and on-land storage is moving to Noank as they will not provide an adequate economic return.

Joan Durant, a nearby resident, spoke of her concerns regarding removal of birch trees in the proposed area of the townhouses, showed photographs of views and presented a copy of a letter to the EDC from concerned nearby residents. Ben Baldwin suggested extending sidewalks along the south side of Washington Street at the multifamily buildings. Michael Schefers said the plan is forward thinking as it protects the living shore and is beneficial to the town. MOTION: The Commission is in support of converting from the Marine Commercial zone to NDD as this master plan goes toward protection and conservation of the living shoreline, tidal wetlands and increases public access (Michael Schefers, Stephanie Hayes-Houlihan). Passed unanimously except for an abstention by Sheila Lyons.

- b. *Any pending applications and new preliminary proposals.* None.

5. **New Business** –

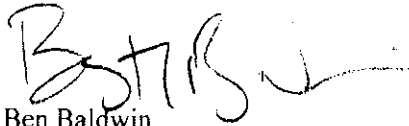
- a. Stuart Cole said the 2018-2019 budget had a balance of about \$5,000 and \$4,100 is to be paid to NESS for field trips, which is raising funds to pay the balance of the actual cost. Stonington Public Schools and St. Michael's School students attend trips to Spellman Park and Barn Island, but Pine Point School does not. The Commission's contribution pays for buses.
- b. Stephanie Hayes-Houlihan was concerned that the plastics ban passed by town meeting may go to referendum. Ben Baldwin noted the farm improvements tax exemption passed at that town meeting.

3. **Old Business**

- a. *Dam Committee* – Installation of a fish ladder on Whitford Brook at Whitford Pond by the Long Island Sound Study was discussed.

- c. *Discussion of open space and conservation easement transfers for ongoing and past subdivisions* – The transfer of parcel 153-3-4 at Route 1 and Latimer Point Road from Peter Gardner, LS to Stonington Land Trust was discussed. The CC is waiting to hear about Lattizori Development's Perkins Farm open space transfers as well as that for 350 Liberty Street from Peoples United Bank.
  - e. *Discussion of updates to 2007 Open Space Plan*. Michael Schefers suggested that the May 20th meeting focus on the open space plan update.
4. **Open Space Parcels**
- a. Ben Baldwin said that a 39.76-acre property on South Anguilla Road with frontage on Anguilla Brook, parcel 49-2-1 owned by Crowley Farm Properties, is listed for sale.
6. **Review of draft minutes – 3/25/2019**  
MOTION: To approve the minutes as presented (Stephanie Hayes-Houlihan, Ben Baldwin). Passed unanimously.
7. Adjournment – Michael Schefers made a motion to adjourn at 9:20 pm. Passed unanimously.

Minutes submitted by



Ben Baldwin

Secretary, Town of Stonington Conservation Commission

Approved at a Regular meeting on 7/22/2019.

-----