

Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on April 23, 2018
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Chairman Stuart Cole called the meeting to order at 7:03 PM. Members present were James Kading, Ben Baldwin, Sheila Lyons and Stephanie Hayes-Houlihan. Members Jim Friedlander and Michael Schefers were absent.
2. Review of Town developments and Proposals
 - a. **PZ1811RA Readco, LLC (T. Ladwig)** – *Regulation Text Amendment to modify ZR 6.6.20 Height Exceptions for Roof Structure and Architectural Features. Remove 5 percent of building footprint / 200 square foot maximum for commercial structures. Modify ZR 6.6.20.2 to add Commission option to require screening of rooftop equipment as necessary.* Attorney Ted Ladwig described the application; the Commission was without a copy. It was noted 200 sq. ft. is too small for large modern commercial buildings and that mechanicals on the roof reduces coverage. MOTION: We recommend approval of the text amendment as presented in the agenda (Jim Kading, Stephanie Hayes-Houlihan). Passed unanimously.
 - b. *Any pending applications and new preliminary proposals* – None.
3. Old Business
 - g. **PZ1808RA CME Associates (J. Guskowski)** – *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).* Stuart Cole said he met with Jason Vincent and Keith Brynes who told him the current TC-80 regulation leads to a nonintegrated plan. MOTION: We recommend approval of the text amendment (Jim Kading, Stephanie Hayes-Houlihan). Passed unanimously.
 - h. *Any other Old Business - 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)* – Stuart said he also discussed this situation with Jason Vincent and Keith Brynes. He met with abutter Jen Rothman at her home and said the open space to the north is full of invasive species while the southern portion is mowed by abutters. Ben Baldwin noted that the brook or ditch runs along the north side of the open space, per the legal description distributed by Keith Brynes and Map 3407B. It was recommended that the Conservation Commission give permission to Ms. Rothman to cut, but not modify the watercourse and the Highway Department should remove its cuttings instead on leaving them on the open space.
4. Open Space Parcels – Not discussed
5. New Business – Sheila Lyons suggested reading:
 - a. <https://www.theday.com/local-news/20180410/Stonington-ZBA-again-rejects-digital-billboard-proposed-for-Route-1>
 - b. <https://www.theday.com/local-news/20180407/Is-downtown-Pawcatuck-ready-to-pop>
 - c. <http://www.thewesterlysun.com/opinion/Guest-Columns/Tracing-the-history-of-Elihu-Island-from-chewing-gum-to-Jaws.html>
4. Review of draft minutes – 3/26/18 – MOTION: To approve the minutes as edited to include the proposed Environmental Land Use Restriction (Sheila Lyons, Jim Kading). Passed unanimously.
5. Adjournment – Jim Kading made a motion to adjourn at 8:30 pm. Passed unanimously.

Minutes submitted by



Ben Baldwin

Secretary, Town of Stonington Conservation Commission