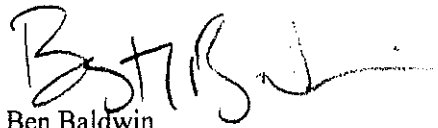


Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on May 21, 2018
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Chairman Stuart Cole called the meeting to order at 7:02 PM. Members present were James Kading, Jim Friedlander, Ben Baldwin, Sheila Lyons and Stephanie Hayes-Houlihan. Member Michael Schefers was absent.
2. Review of Town developments and Proposals
 - a. **PZ1815RA Robert B. Walker & Lindsay Chamberlain (W. Sweeney) – Regulation Text Amendment to modify the provisions of ZR 7.3.5 24-foot design height limitation in coastal areas to allow, by Special Use Permit, a structure with the height limits established in ZR Sections 5.1.1 and 5.2.1.** Attorney Bill Sweeney of TCORS described the application; the Commission had been emailed a copy. Jeff and Waller Walker were present. The applicants have purchased 33-35 Money Point Rd, but the application isn't site specific. This would rescind the Rufus Allyn rule limiting building height to 24 ft. within 150 ft. of the 1% annual chance flood (formerly called the 100-year floodplain). If approved, this coastal area design height limitation may be exceeded by special permit. MOTION: We recommend approval of the text amendment to modify the provisions of ZR 7.3.5 (Jim Friedlander, Jim Kading). Passed unanimously.
 - b. *Any pending applications and new preliminary proposals* – None. Jason Vincent, Director of Planning described development and planning activity in town. He noted that the POCD recommends \$28 Million in expenditures; he has received about \$50,000 for implementation through Capital Improvement Program (CIP) ("sip"). Items discussed include the Greenway Development District (GDD) at the Perkins Farm, Neighborhood Development District (NDD), used once at the former Harris Graphics parking lots and proposed for Seaport Marine, the PB-5 district which decouples Pawcatuck from Mystic's DB-5. Plans for Olde Mistick Village, trails, the former Monsanto building and fuel cells on Maritime Drive, replanting of removed roadside trees on North Main Street and other roads, streetlights switching to LEDs, and the transfer of open space to a public entity in violation zoning (the 'unused' rear acreage of a residential lot, for example) were discussed.
3. Old Business
 - a. *Dam Committee.* Jim Friedlander said he and Michael Schefers investigated the dams on Whitford Brook off Wolf Neck Road last year. Jason Vincent said a single organization had been instrumental in dam removals locally. Stuart Cole said Trout Unlimited had trees planted along the stream.
 - b. *Discussion of Stonington's 200 Greatest Roadside Trees.* It was noted that the town is looking for a new tree warden. Sheila Lyons noted that Groton had been recognized as a Tree City USA community for several years. Jason Vincent noted there are standards requiring a community forestry program. Ben Baldwin said the Beautification Committee is soliciting for donations for tree planting.
 - c. *Discussion of open space and conservation easement transfers for ongoing and past subdivisions.* Ben Baldwin noted he had compiled a list of committed open space which is held by individuals and LLCs instead of the town, land trusts or homeowner associations.
5. New Business –
 - a. Stuart Cole read a letter from Bill Ricker, chairman of the North Stonington Conservation Commission asking Stonington to join them requesting elimination of single-use plastic bags and suggested having a joint meeting. The Commission was in favor of Mr. Ricker's ideas.
 - b. Sheila Lyons distributed "Canochet's Rock next to Anguilla Brook," her comments made 10/31/2013 as part of a CIP application for acquisition of part of the Walsh Property, 34 Anguilla Brook Rd.

- c. Jim Friedlander attended the Wood-Pawcatuck Watershed Association's annual meeting last week. The WPWA is looking for support of the Wild & Scenic designation. Stuart Cole said he was concerned that the designation would be trumped by local zoning regulations. Jim Friedlander will draft a letter.
- d. *Correspondence* - A copy of an application for the 125-acre 15MW Pawcatuck Solar Center, LLC solar farm off Ella Wheeler Road in North Stonington was received from Robinson & Cole.
- 4. Review of draft minutes – 4/23/18 – MOTION: To approve the minutes as presented (Jim Kading, Stephanie Hayes-Houlihan). Passed unanimously.
- 5. Adjournment – Sheila Lyons made a motion to adjourn at 9:15 pm. Passed unanimously.

Draft minutes submitted by



Ben Baldwin
Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting on 6/25/2018.