

Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on May 23, 2016
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order: Called to order by Chairman Stanton Simm at 7:47 p.m. Commission members also in attendance were Jim Friedlander, Ben Baldwin, and Stuart Cole. Members Sheila Lyons and Bob Dewire were absent. Members of the public were present.

2. Review of Town Developments and Proposals

2a. PZ1609RA Andrew Halsey (GPOD) – *Regulation Amendment to ZR Section 7.2 Groundwater Protection Overlay District (GPOD) to add conditional uses (Assembly Woodworking) in the GC-60 Zoning District.* Attorney Eric Janney described the regulation amendment to allow David Snediker of Snediker Yacht Restorations to continue his permitted use in a new location in the GC-60 zone without sewer. MOTION: We recommend the regulation amendment to allow assembly woodworking in the GC-60 zone (Cole, Friedlander). Passed unanimously.

2b. PZ1611RA Suzanne R. Moore - *Regulation Amendment to ZR Section 4.3.4 Buffer Requirements to change the buffer requirements in the LS-5 Zone to fifteen (15) feet of screening for a commercial use adjoining a residential zone, and eliminating the screening requirements of ZR Sections 4.3.4.2 and 4.3.4.3.* Ms. Moore described her regulation amendment to change the requirement from 3 different sizes with confusing wording and undefined terms to one size. The buffer would be required between zones and not between uses. She said the application was made in response to difficulties she had experienced trying to lease space at her property at 40-44 Washington Street in Mystic. Mr. Bob Hartley, an abutter on Washington Street who resides in a residence within the LS-5 zone, said there is 5.5-ft. between his property and the building at 40 Washington Street. He is opposed to changing the regulation. MOTION: Any effort to clarify and rationalize this area of ambiguous and confusing regulations is welcome. The consideration of both residential uses and commercial is of high importance, as each are impinged at present. Having regulations that cannot be complied with accomplishes nothing (Cole, Friedlander). Passed unanimously.

2c. Any pending applications and new preliminary proposals. None.

3. Old Business

3a. Mystic River Dam Committee – Not reviewed.

3b. Discussion of Stonington's 200 Greatest Roadside Trees – Not reviewed.

3c. Discussion of Open Space and Conservation Easement Transfers for Ongoing and Past Subdivisions – Not reviewed.

3d. Discussion of 2015 Plan of Conservation and Development – Ben Baldwin distributed the Commission's portion of the Implementation Schedule. The tasks were discussed:

5.1.12 – It was viewed unlikely that Aquarion would be able to sell of watershed land and that it would likely have to be offered to the town and state first.

5.3.3 – Simm said CACIWC had published a how-to on Natural Resource Inventories. It was noted that an intern should be hired for this project.

6.1.10 – Inventory of municipally owned open space for possible conversion to committed open space will be included as part of **6.2.3**, an annual review of open space properties.

6.2.4 – Jason Vincent to be asked attend our meeting regarding an update to the 2007 Open Space Plan. **6.3.2** – Greenway designation is viewed as a low priority.

6.3.3 – Baldwin distributed copies of the draft Open Space Parcel Rating Sheet dated 5/21/2013. "Existing Trails" is included as a secondary criterion and is viewed as satisfying the task of considering "the potential to establish a trail system or enhance public accessibility of open space."

6.3.4 – Suggestions for educational forums are needed.

6.3.5 – Development of a guide to open space public access is viewed as completed by Richard Ward, the town's Recreation Administrator, who has compiled a list of trails and their guidelines at open space for a free passive recreation program called 'Hike Stonington.'

7.1.6 – Scenic resources were generally viewed as highly subjective. Chairman Simm quoted Wallace Nutting on how Stonington's stone walls form a landscape unique to New England.

7.1.8 – Review of the Scenic Road Ordinance is to be conducted by Friedlander.

3e. Discussion of Updates to 2007 Open Space Plan – Reviewed above.

3f. Installing signs on Town open space properties – Not reviewed.

3g. Any Other Old Business. None.

4. Open Space Parcels

4a. Discussion of parcels for preservation – Not discussed.

4b. Discussion of State land at 8 Summit Street, Mystic. - Not discussed.

5. New Business

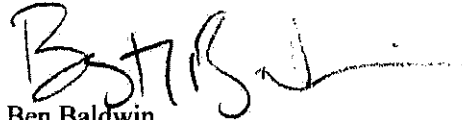
5b. Simm said, “We currently have \$4,100 in our budget. My recommendation is that we continue our membership in CACIWC. The other organizational memberships we could put on hold, for now.” Budget was voted on as follows - CACIWC - \$60, Buses for field trips - \$400. Simm continued, “This leaves \$3,740 for the NESS, Barn Island and Spellman Park field trips. The original bill from NESS was \$3,860. Pine Point cancelled their Spellman Park field trip, so the remaining \$3,740 should cover the full cost of the NESS field trips for 2016.” Motion (Cole, Friedlander) passed unanimously.

6. Review of draft minutes – 11/23/15 & 4/25/16

MOTION: The minutes of 11/23/2015 are approved as submitted (Friedlander, Cole). Passed unanimously. MOTION: The minutes of 4/25/2016 are approved as submitted (Friedlander, Cole). Passed unanimously.

7. Adjournment – Motion to adjourn (Cole). Made at 9:37 pm.

Minutes submitted by



Ben Baldwin

Secretary, Town of Stonington Conservation Commission

Approved as amended on 8/22/2016