

Town of Stonington Conservation Commission  
Minutes of a Regular Meeting held on June 25, 2018  
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Chairman Stuart Cole called the meeting to order at 7:08 PM. Members present were Jim Kading, Jim Friedlander, Ben Baldwin, and Sheila Lyons. Members Stephanie Hayes-Houlihan and Michael Schefers were absent. Town Planner Keith Brynes and members of the public were present.
2. Review of Town developments and Proposals
  - a. **PZ1816SD Kevin & Melissa Breault** – *Subdivision application for a 2-lot re-subdivision of a 5.18 acre parcel. Property located at 731 New London Turnpike, Stonington. Assessor's Map 89 Block 1 Lot 1B. Zone RR-80.* Michael Scanlon, L.S. of Loureiro Engineering Associates, Inc. requested a fee in lieu of open space. Per the application, there is no adjoining open space and a 15% set aside would be 0.78 acre. MOTION: Recommend a fee in lieu of open space (Jim Friedlander, Jim Kading). Passed unanimously. Ben Baldwin abstained as he arrived at 7:12 pm and took over minute-taking from Jim Kading.
  - b. **PZ1817SD, SUP & GPP People's United Bank (Readco, LLC)** – *Subdivision, Special Use Permit, & Groundwater Protection Permit applications for re-subdivision of a 7.7± acre parcel, and construction of a 25,206 SF medical office building with associated parking and site improvements. Property located at 350 Liberty St., Pawcatuck. Assessor's Map 17 Block 1 Lot 13. Zones CS-5 & RM-20.* Attorney Bill Sweeney of TCORS said Readco is working with Hartford Healthcare for development of a 2-story (30 ft.) health center on a portion of the site. He distributed a Google Earth aerial view of the area. Attorney Ted Ladwig and Matt Bruton of BL Companies also described the property. A 3-lot subdivision would create a 2-acre (24.5% of the total) conservation area in the rear with no road frontage that would buffer the Timber Ridge subdivision which was created circa 1987 without an open space set aside. Access to the open space will be via a drainage easement to be held by the Town that was approved as part of the Timber Ridge subdivision, but not recorded in an oversight. The drainage easement and pipe extends from Timber Ridge Drive to Liberty Street and passes through a smaller development lot which does not yet have a planned use, north of the proposed health center. Stuart Cole said that he would like to walk the proposed set aside which is to be held by the Town. MOTION: The Commission approves of the open space set aside and recommends that area land trusts be asked if they would be willing to hold the property (Jim Kading, Ben Baldwin). Passed unanimously. Sheila Lyons abstained.
  - c. **PZ1822SD Claudia Peresman (G. Fedus)** - *Subdivision application for a 3-lot re-subdivision of an 8.02 acre parcel. Property located at 90 Farmholme Rd., Stonington. Assessors Map 59 Block 1 Lot 5. Zone RR-80.* Greg Fedus of Fedus Engineering presented the application and Ms. Peresman was present. The IWWC approved a common driveway to serve the 3 lots. A fee in lieu of open space is requested. Ben Baldwin asked if the large cedar swamp at the north rear once owned by Terry Shea, like this property, is accessed through #90, but was told it has its own access strip. MOTION: Recommend a fee in lieu of open space (Jim Friedlander, Jim Kading). Passed unanimously.
  - d. **PZ1819RA Town of Stonington P&Z Commission** - *Regulation Text Amendment to modify the definition of the term "Substantial Improvement" as it relates to modifications in flood hazard areas, specifically, to add an exemption for historic structures as allowed in FEMA's definition of "Substantial Improvement."* Keith Brynes presented the application to bring the regulation into alignment with the FEMA regulation. There was discussion regarding the possibility of misuse of the exemption. MOTION: The Commission agrees to modify the definition (Ben Baldwin, Sheila Lyons). All in favor except that Jim Friedlander was opposed because he concerned it will be misused and would rather see individual cases come up individually for review.
  - e. *Any pending applications and new preliminary proposals* – none.

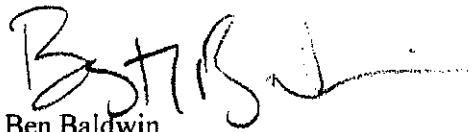
3. Old Business

- b. *Discussion of Stonington's 200 Greatest Roadside Trees.* Maggie Jones of the Denison Pequotsepos Nature Center is now Tree Warden with Kathy Weinberger as her deputy. Ben Baldwin is to forward DPW's 'Town Tree Removal Guidelines' authored by Jason Vincent on 8/27/2002.
- f. *Installing signs on Town open space properties* – Ben Baldwin said there were no additions.
- g. Jim Friedlander read his letter to the Board of Selectmen asking them to support the Wood-Pawcatuck's designation as a 'Wild & Scenic' river.

5. New Business –

- a. Stuart Cole described the Commission's decades long role in sponsoring Barn Island and Spellman Pond field trips for Town school children. MOTION: Allocate \$3,500 for NESS and \$600 for busing costs (Jim Friedlander, Sheila Lyons). Passed unanimously.
  - b. Sheila Lyons discussed the Quiambaug Cove commercial shellfishing application.
6. Review of draft minutes – 5/21/18 - MOTION: To approve the minutes as presented (Jim Kading, Sheila Lyons). Passed unanimously.
7. Adjournment – Jim Kading made a motion to adjourn at 9:00 pm. Passed unanimously.

Minutes submitted by



Ben Baldwin

Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting on July 23, 2018.