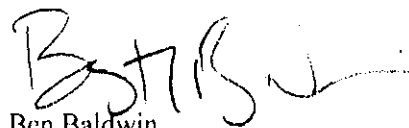


Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on October 22, 2018
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Chairman Stuart Cole called the meeting to order at 7:17 PM. Members present were Ben Baldwin, Jim Kading, and Jim Friedlander. Members Michael Schefers, Stephanie Hayes-Houlihan and Sheila Lyons were absent. Town Planner Keith Brynes and members of the public were present.
4. Open Space Parcels
 - a. *Discussion of parcels for preservation* – A 10/22/2018 letter from the Economic Development Commission requested the Conservation Commission consider purchasing the ‘Circus Lot’ (parcel 1-3-1) as part of revitalizing downtown Pawcatuck and recommends funding for a survey, Phase I environmental study, community conversation for creation of master plan, and \$35,000 purchase price to Town of Westerly. Discussion was held. MOTION: Place on the agenda and schedule a walk of the property (Jim Friedlander, Jim Kading). Passed unanimously.
2. Review of Town developments and Proposals
 - a. **PZ1829RA Town of Stonington PZC** – *Zoning Regulation Amendment to modify the regulations regarding Accessory Dwelling Units*. Town Planner Keith Brynes described the proposal. The POCD has recommended ADUs which may be as large as 33% of the primary structure’s floor area. The Southeastern Connecticut Council of Governments has studied the need. It was noted that ADUs may lessen the pressure on developing open land for housing. MOTION: We endorse the text amendment. At this time we have no reservations or comments (Kim Kading, Jim Friedlander). Passed unanimously.
 - b. **PZ1830RA Town of Stonington PZC** – *Zoning Regulation Amendment to modify the Flood Hazard Overlay District Regulations to regulate Coastal AE Zones similar to Coastal High Hazard VE Zones as per recent changes to the State Building Code*. Town Planner Keith Brynes described the proposal and said the language was received from DEEP. Ben Baldwin asked if the Coastal Resilience Plan had pertinent recommendations. The Conservation Commission had no comment.
 - c. *Any pending applications and new preliminary proposals* – none.
3. Old Business
 - a. *Dam Committee* – Former Rutan Dam and the planting of its bank discussed. Jim Friedlander was recommended to visit the site, with owners’ permission.
 - b. *Discussion of Stonington’s 200 Greatest Roadside Trees* – Cutting of trees at Mystic Y was discussed.
 - c. *Discussion of open space and conservation easement transfers for ongoing and past subdivisions* – Use of open space funds or grants discussed.
 - d. *Discussion of 2015 Plan of Conservation and Development* - Not discussed
 - e. *Discussion of updates to 2007 Open Space Plan* - Not discussed
 - f. *Installing signs on Town open space properties* - Not discussed
 - g. *Any other Old Business* - None
4. Open Space Parcels - Not discussed
5. New Business - None
6. Review of draft minutes – 9/24/18
MOTION: To approve the minutes as presented (Kim Kading, Jim Friedlander). Passed unanimously.
7. Adjournment – Jim Friedlander made a motion to adjourn at 8:17 pm. Passed unanimously.

Minutes submitted by



Ben Baldwin

Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting on
11/26/2018