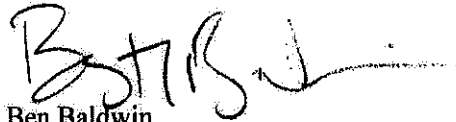


Town of Stonington Conservation Commission
Minutes of a Regular Meeting held on August 28, 2017
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. The meeting was called to order at 7:08 PM. Present and seated for the meeting were Stuart Cole, Sheila Lyons, Michael Schefers, Ben Baldwin, Jim Friedlander and James Kading. Member Stephanie Hayes-Houlihan was absent. Stuart Schwartzstein of the Plan of Conservation and Development Implementation Committee was present.
2. Review of Town developments and Proposals
 - a. **PZ1721SD & CAM Kenneth & Marguerite Godfrey** – *Re-subdivision and Coastal Area Management review applications for the creation of two (2) lots (one rear). Property located at 46 Stanton Lane, Stonington, CT. Assessor's Map 58 Block 2 Lot 3A. Zone RR-80.* The plans were viewed and Stuart Cole read the application. No representative of the applicant was present. It was noted that the property is not adjacent to any dedicated open space, but contains part of a large wetland located to the east. It is unclear if a fee in lieu of open space (FILOOS) has been requested except that a block has been printed on the plan describing a FILOOS with blanks for the pre-subdivision value and lien amounts, presupposing approval. A FILOOS needs to be requested. The survey presumes that FILOOS has been granted versus a set-aside. MOTION: The Commission strongly recommends that proper procedure be followed regarding requests for fee in lieu of open space (Jim Friedlander, Michael Schefers). Passed unanimously. The Commission will revisit in September.
Sheila Lyons arrived at 7:25 PM and departed at 7:42 PM.
 - b. *Any pending applications and new preliminary proposals* – None
3. Old Business
 - a. *Dam Committee* – Jim Friedlander said they had had trouble reaching Steve Gephardt regarding Stonington dams. Stuart Cole reported the level of Sylvia's Pond had been brought down by pump as part of dam repairs.
 - b. *Discussion of Stonington's 200 Greatest Roadside Trees* – Stuart Schwartzstein suggested using reflectors on significant trees and 'cat eye' reflectors on roadways. Ben Baldwin will distribute the Commission's list of notable publicly-managed trees.
 - c. *Discussion of open space and conservation easement transfers for ongoing and past subdivisions* – No new transfers were known. Stuart Schwartzstein suggested the Vermont Law School as a source for information about conservation easements.
 - d. *Discussion of 2015 Plan of Conservation and Development* – Michael Schefers spoke about the Implementation Committee. First Selectman Simmons' priority list includes: "Clarify land use regulations regarding buffers to natural resources, particularly in residential zones."
 - e. *Discussion of updates to 2007 Open Space Plan* – Michael Schefers suggested creating a 'living document' instead of a dated plan. Ben Baldwin said input was need for the most useful plan vs. a simple update. It is not yet known if former Committee members are able to serve again.
 - f. *Installing signs on Town open space properties* – Ben Baldwin said that one or two signs may need replacing. Jim Friedlander will review posting of the Dunns Court subdivision open space on North Stonington Road. Ben Baldwin will send Friedlander a map of the town-owned parcel.
 - g. *Any other Old Business* – None.
4. Open Space Parcels
 - a. *Discussion of parcels for preservation* – Avalonia Land Conservancy's 'The Woodlot' preserve of 28 acres has been set aside on Pellegrino Road.
 - b. *Discussion of State land at 8 Summit Street, Mystic. Assessor's Map 174, Block 10, Lot 1* – It was noted that the property had transferred into private hands in July.

5. New Business
 - a. *Discussion of maintenance of Town owned open space parcels* – Not discussed.
 - b. *Correspondence* – FEMA reported there are preliminary Flood Insurance Rate Maps and studies of the Pawcatuck watershed ready for review and a local meeting will be held on Sept. 12, 2017 at the Westerly Library.
 - c. *Correspondence* – The USACE approved the Mystic wastewater plant application; CT Land Conservation Council mailing and CT Wildlife Magazine.
6. Review of draft minutes – 6/26/17 & 7/24/17 – Not approved due to a lack of a quorum of members present at the two meetings.
7. Adjournment – Michael Schefers made a motion to adjourn at 8:27 pm. Passed unanimously.

Minutes submitted by



Ben Baldwin

Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting on September 25, 2017.