

Town of Stonington Conservation Commission  
Minutes of a Regular Meeting held on June 26, 2017  
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

**1. Call to order:** Called to order by Vice Chairman Stuart Cole at 7:07 p.m. Commission members also in attendance were Jim Friedlander, Ben Baldwin, and Sheila Lyons. Member Michael Schefers arrived at 7:08 p.m.

Moved to item 3a.

**3. Review of Town Developments and Proposals**

**a. PZ1718RA & ZC Town of Stonington PZC (PV-5) – Zoning Regulations Text Amendment to create a new Zoning District (PV-5), and Zoning Map amendment to rezone downtown Pawcatuck from DB-5 and LS-5 to PV-5.** Town Planner Keith Brynes had distributed a copy of the application made by the PZC. Cole read the application dated 6/20. Carlene Donnarummo explained her understanding of the change. It was noted that a height increase to 70 ft. is excessive when the Washington Trust Co. building on East Broad, Westerly is 61 ft. tall. It was also noted that much of the LS-5 zone west of the railroad is a stable, mostly residential, neighborhood. MOTION: The proposed far-reaching changes should be carefully considered. Of particular concern is the increase in permitted height to 70 ft. and inclusion of the LS-5 zone west of the rail line which is composed mostly of conventional freestanding houses of 1 to 3 families. No mention is made of buffers, green space and impervious surfaces (and possible increased runoff), as well as historic districts. At this time the Commission cannot lend its support to this measure (Michael Schefers, Jim Friedlander). Passed unanimously except for an abstention by Sheila Lyons.

**b. Any pending applications and new preliminary proposals.** None.

**2. Election of Officers** – A slate of Stuart Cole as Chairman, Michael Schefers as Vice Chairman and Ben Baldwin as Secretary was proposed and accepted unanimously.

**4. Old Business**

**a. Dam Committee** – Jim Friedlander said the investigation will have to wait for fall as nothing is visible of the dam on Whitford Brook above Wolf Neck Road. Jim Friedlander is to investigate. Stuart Cole suggested we start compiling a list or map of small dams. It was noted that many roads act as dams.

**b. Discussion of Stonington's 200 Greatest Roadside Trees** – Ben Baldwin distributed a link to a Google map of this list, which needs additions.

**c. Discussion of Open Space and Conservation Easement Transfers for Ongoing and Past Subdivisions** – Sheila Lyons asked about the status of the Toll Bros. open space which has yet to transfer.

**d. Discussion of 2015 Plan of Conservation and Development** – Ben Baldwin had distributed the 2007 Open Space Plan's Parcel Rating Sheet, as well as links to the draft Open Space Plan, the map of Stonington's Notable Publicly-managed Trees, and list of Open Spaces. The 2 memos from Bill Lyman of the POCD Implementation Committee regarding the rating sheet and combining the plan and the natural resource inventory were discussed. It was hoped that Lyman could join the Commission soon to discuss. Stuart Cole said that creating the Open Space Plan hasn't been an efficient process for the Commission and that it should be done by a committee as in 2005-2007. Sheila Lyons said Jennifer Herbst, a member of that committee, might be open to serving again and she will contact her. Michael Schefers suggested having a special meeting for POCD with Bill Lyman.

**e. Discussion of Updates to 2007 Open Space Plan** – Discussed above.

**f. Installing signs on Town open space properties** – no change

**g. Any Other Old Business.** None.

**5. Open Space Parcels**

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

**b. Discussion of State land at 8 Summit Street, Mystic. Assessor's Map 174, Block 10, Lot 1** - Not discussed.

**6. New Business**

**a.** It was noted that new member Stephanie Hayes-Houlihan has yet to be sworn in and was unable to attend tonight.

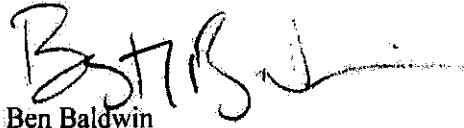
**b.** Ben Baldwin said that he had invited Bill Rutherford, but that Bill was out of town and would like to observe a meeting.

**7. Review of draft minutes – 5/22/17**

MOTION: Approve the minutes of the meeting held 5/22/2017 (Michael Schefers, Jim Friedlander).  
Passed unanimously.

**8. Adjournment** – Motion to adjourn (Sheila Lyons). Passed unanimously at 9:21 pm.

Minutes submitted by



Ben Baldwin  
Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting on September 25, 2017.