

Town of Stonington Conservation Commission  
Minutes of a Regular Meeting held on January 28, 2019  
Police Station Community Meeting Room, 173 South Broad Street, Pawcatuck, CT

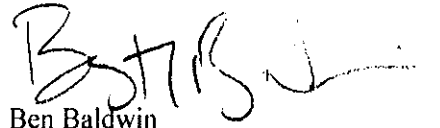
1. Chairman Stuart Cole called the meeting to order at 7:05PM. Members present were Ben Baldwin, Jim Kading, and Stephanie Hayes-Houlihan. Members Jim Friedlander, Michael Schefers and Sheila Lyons were absent. Members of the public were present.
2. Review of Town developments and Proposals
  - a. **PZ1834SD & GPP AJ Holdings, LLC (H. Heller)** - *Subdivision and Groundwater Protection Permit applications for a 22-lot residential subdivision in accordance with CT Affordable Housing Act CGS 8-30g. Property located at 126 South Broad St., Pawcatuck. Assessors Map 25 Block 1 Lot 11. Zones RR-80 & GC-60.* Attorney Harry Heller presented the proposed subdivision being made under the Conn. Affordable Housing Act. A plan and application had been distributed by email. The 20 lots would host duplex dwellings with municipal water and sewer. The proposed cul-de-sac of 1,000 LF would have a stub for future access to the rear of the abutting VFW property. Bob Russo of CLA Engineers described the largely red maple swamp. About 12 acres of 18 acres of inland wetland soils is proposed as an open space set aside to be transferred to the Town which owns abutting Spellman Park. The duplex lots, plus with a maintenance building, will be retained by the owner as rental properties. A 100-ft. upland review area would be considered a non-infringement area to protect the Eastern Ribbon Snake. Development on lots extending into the 100-ft. buffer on the south side of the cul-de-sac would be suspended during the snakes' active season. Stuart Cole recommended sidewalks on Route 1 and the cul-de-sac. MOTION: Recommend approval with requirement for construction of sidewalks on Route 1 and that the upland review area or non-disturbance area be flagged or placarded; Size of lots may be reduced to increase open space and reduce sensitive areas on individual lots (Jim Kading, Stephanie Hayes-Houlihan). Passed unanimously.
  - b. **PZ1838SD Linhan Custom Homes, Inc.** - *Subdivision application for a 3-lot residential subdivision. Property located on Johnson Street, Pawcatuck. Assessors Map 13 Block 1 Lot 9. Zone RA-15.* Attorney Nick Kepple presented and Paul Linhan was present. A plan had been distributed by email. A 3-lot subdivision has been proposed and a fee in-lieu of an open space set aside was requested. It was noted that there is no nearby open space. MOTION: We approve of the Johnson Street subdivision (Jim Kading, Stephanie Hayes-Houlihan). Passed unanimously.
  - c. **PZ1837ZC Town of Stonington (MRBHP)** - *Zoning Map Amendment application to change the zoning designation for 123 Greenmanville Ave., Mystic, Assessor's Map 172, Block 1, Lot 1 from RH-10 to Marine Heritage District (MHD).* Jason Vincent, Director of Planning, recounted the history of the Mystic River Boathouse Park project to date. He noted that historic (per SHPO) trumps flood regulations which is important for much of the developed portions of town. MOTION: It makes eminent sense to remove the setback requirements. We recommend the zone change to MHD (Stephanie Hayes-Houlihan, Jim Kading). Passed unanimously. Jason Vincent distributed 4 maps: and trail/connectivity in Mystic, POCD Conceptual Open Space vision (8/7/2018 draft), a regional map of state open space, and linkages with North Stonington (SCCOG Land Preservation Data 8/14/2017). Conservation easements and rights of way were discussed.
  - d. *Any pending applications and new preliminary proposals* – none.
3. Old Business
  - g. The status of the Circus Lot at Noyes Avenue, Pawcatuck was discussed. The general consensus is that there is no immediate reason for the Town to take on the liability of the property. Its west rear may be useful to a future developer of the Liberty Street gas station property if multifamily is proposed.

The Castle Hill open space parcel and several small parcels on a paper street at Moss Park have been offered for purchase as the owner's estate is being settled.

The Toll Bros. open space has yet to transfer. The developer constructed some trail bridges.

5. New Business – No correspondence received.
6. Review of draft minutes – 10/22/18  
MOTION: To approve the minutes as presented (Jim Kading, Stephanie Hayes-Houlihan). Passed unanimously.
7. Adjournment – Jim Kading made a motion to adjourn at 9:08 pm. Passed unanimously.

Minutes submitted by



Ben Baldwin  
Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting on 3/25/2019.