

Town of Stonington Conservation Commission  
Minutes of a Regular Meeting held on August 28, 2023  
Police Station Department Meeting Room, 173 South Broad Street, Pawcatuck, CT

**1. Call to order** - Chairman Stuart Cole called the meeting to order at 7:20 pm. Members present were Frances Hoffman, Ben Baldwin, Stephanie Hayes-Houlihan and Jennifer Herbst. Members Michael Schefers and Jim Friedlander were not present. No members of the public were present.

**5. New Business**

**a.** Ben Baldwin described the second meeting of the Wequetequock Cove Clean Water Coalition held at Stonington Marina, 926 Stonington Road, at 5 pm. The organization has been formed by the Eastern Connecticut Conservation District to implement the 2021 Anguilla Brook/Inner Wequetequock Cove Watershed-Based Plan but focuses on improving water quality of both the cove and residents' well water. The plan recommends that install a "permeable reactive barrier" as part of a riparian buffer restoration, among other specific recommendations (see [https://portal.ct.gov/-/media/DEEP/water/watershed\\_management/wm\\_plans/anguillabrkwatershedplanfinalpdf.pdf](https://portal.ct.gov/-/media/DEEP/water/watershed_management/wm_plans/anguillabrkwatershedplanfinalpdf.pdf)). Paul Goetz, marina owner, was chosen to lead the group, which is interested in widening the Amtrak bridge, extension of municipal water and updated septic systems, and a restoration of the ecosystem which would allow recreational use (swimming and eventually shell fishing) of the cove.

**b.** Stuart Cole proposed meeting with the Town Planner to ask that the Conservation Commission be informed when open space land is to be modified as part of approved applications for development. The current highly visible stockpiling and/or regrading of the Perkins Farm open space as part of the construction of the second apartment building is concerning. The future status of the constructed berm is unknown. The 35 acres of open space at the Perkins Farm includes roads, other improvements, and is subject to an 'Open Space Easement' granted to the town on 12/5/2018 which allows its use for initial construction.

**c.** The draft of the zoning regulations was released on August 18, 2023, at <https://www.stonington-ct.gov/sites/g/files/vyhlf3851/f/news/stoningtonzoningdraft-081823.pdf>. It has not yet been submitted for review by the Conservation Commission, as regulation amendments usually are. A hearing will be held by the PZC on 9/19/2023 for the "Adoption of Phase 1 of the Zoning Regulations Comprehensive Rewrite." Conservation Commission members should review the draft to see how it addresses issues we have been told hampered applicants, such as the Open Space Development regulation. The zoning regulations regarding buffers from natural resources in residential zones have also been discussed for their clarification and/or strengthening.

**d.** Stephanie Hayes-Houlihan said she had observed an area along the south side of Route 1 just west of Rose Lane where vegetation is dead and it appears that something toxic has been dumped. Members to investigate.

**e.** Fran Hoffman and Ben Baldwin attended a 7/26/2023 meeting of town officials with Kyle Casiglio, AICP of the Southeastern Connecticut Council of Governments (SCCOG) regarding the regional open space plan. The open space inventory has been shared with him.

**2. Review of Town Developments and Proposals** - No new applications were received.

**a. Other Developments/Proposals for Review - PZ2235SD Old Stoneridge, LLC - Residential Subdivision application for the creation of two lots. Property located at 111-113 Montauk Ave., Stonington. Assessor's Map 131 Block 3 Lot 6. Zone RR-80.** Fran Hoffman will investigate the status of the agreement between the town and the owner of the approved subdivision regarding a conservation easement over a portion plus the fee-in-lieu of open space.

**6. Review of draft minutes – 5/30/23 – MOTION:** To approve the minutes for the meeting as written, with one spelling correction (Jennifer Herbst, Stephanie Hayes-Houlihan). Passed unanimously.

**7. Adjournment** - MOTION: To adjourn the meeting (Fran Hoffman, Jennifer Herbst). Passed unanimously at 8:44 pm.

Minutes submitted by



Ben Baldwin

Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting on 9/25/2023.