Call to Order / Pledge of Allegiance
Approval of Minutes...........................................................December 6, 2006
Public Portion ......................................................................see footer notes
Review of P&Z Applications for Subdivisions and/or Developments
+++ Old Applications / Monitor / Follow-up +++

i. **Lava Real Estate, PZC#06-27** (Commerce Drive and Bridgeport Ave)
   Aspen Ridge PDD basic development plans. PDD detailed plans not received by PZC, IWC accepted for review IWC#06-50 Nov9. IWC Dec14 minutes not online. Unknown IWC outcome at time of agenda.

ii. **Bishop Development, PZC#06-41** (665 River Road – Old Masters Restaurant)
   Special Exception for Site Plan Approval, drawings dated 2006Jul25, public hearing closed Sep26, PZC action taken Nov14 with qualification of review for open space aspect. IWC#06-33 accepted for review at October meeting, approved Nov9. Dec6 CC asked Trails Committee to work with PZC to promote river access.

iii. **A&A Brothers Inc., IWC#06-42** (163 Long Hill Crossroads)
   Light industrial and office space (46,000sf) adjacent to Long Hill Greenway. IWC accepted for review at October meetings, tabled on Nov9 until Dec14. IWC Dec14 minutes not online. Unknown IWC outcome at time of agenda.

iv. **Shelton River Front Development, PZC#06-48** (Upper Canal Street)
   A request for PDD step 1, preliminary review of concept for basic development plans dated Oct6, PZC received application TueOct24. CC received plans ThuNov16, PZC public hearing held TueNov28 and TueDec12. CC letter read TueDec12 public hearing closed. Dec12 public hearing had presentation of a modified plan which the CC has not commented on.

v. **Paez-Hopkins River’s Edge Subdivision, PZC#06-50** (206-208 River Road)
   Conventional 2 lot subdivision plans dated Oct4, PZC received application TueNov21, public hearing Dec12, no CC review, open space exempt under family relationship clause. Dec6 CC letter to PZC recommended Cons.Easement on River. PZC response?

++++ New Applications +++

vi. **Any Pending**
   Any applications received between agenda creation and meeting should be amended to agenda at start of meeting

• Communications (sent or received) .........................................Tom H.
  i. **Clear-cutting of parcels** (also known as “Tree Ordinance”)
     Draft Ordinance sent to BOA Sep6. BOA president would like to have a joint meeting with CC to review. Has not been scheduled at this time.
  ii. **River Ridge tree cutting** (665 River Road)
     John Cook is reviewing the completed restoration plan per IWC Nov9 minutes. IWC Dec14 minutes not online. Unknown IWC outcome at time of agenda.
  iii. **Mr. Henry Mileski** (33 Murphy’s Lane request to modify conservation easement)
     Update on results of our letter from Nov to PZC, any response by BOA
  iv. **Birchbank Mountain area** (Hank’s concerns with sanitary services, Valley Health)
  v. **Former UI Property on Buddington Road** (Nov6 proposal to BOA)
     Received by Mayor’s office Nov9, BOA special meeting held Dec5. Assessor’s Map62/Lot11. 2005Dec7 a 10% deposit payment to UI was made ($12,000). BOA regular meeting of Dec15 approved expending apx.$108,001 in final payment. Adequate funds in the Open Space Trust Account. Final closing on purchase of parcel from UI as Open Space is scheduled before Feb1. CC has not issued a comment on the Nov6 proposal of Blakeman Constriction.

vi. **Other** (Mail, new CC member, etc)
• Conservation Agent Report .............................................. Teresa G.
  i. Open Space Trust Account
      Finance Department report balance as of 11/30/2006 was $211,512.26. The Fiscal Year 06/07 allocation of $50,000 has not been made in accord with Ordinance #802 at time of agenda.
  ii. Project Safe Trails (signs, mapping, gates - update)
  iii. ATV’s Recent activity on Klapik Open Space off Long Hill Ave, etal
  iv. Independence Drive
      Development preparation for Roger Spinelli’s development had dumping of earth on private open space and street’s right-of-way. Monitor.
  v. 220 Soundview Avenue Open Space Encroachment
      Monitor status for corrective action in spring based on our Nov meeting results.
  vi. Waterview Landing
      Cutting of trees along community open space occurred ThuNov9 @ 12pm. Video of incident area uploaded to video.google.com. Report of follow-up by P&Z on what was approved regarding community open space.
  vii. 129 Lane St, Scenic Lane Estates
      Survey of Open Space dedication and marking of its delineation.
  viii. Vista at White Hills (Toll Bros), Maple Ave/East Village
       Restoration of Open Space (Trailers and equipment still there), and Access Parking to Open Space. Dec6 CC meeting HankL was asked to draft letter on issue to TollBros.
  ix. Open Space Marking/Pinning
       Markers received. Review recommendation of new text for standard subdivision open space set aside language on land records.
  x. Archaeologist Study (State of Ct survey possibilities)
  xi. Other
      • Trails Committee Report .......................................... Bill D.
        i. Various trails projects status
        ii. Volunteer recognition memento
      • Plan of Conservation and Development (New Plan Effective Jul31)
        i. Open Space set-aside of 15%.
            Letter sent to PZC, state limitation on fee-in-lieu of payment, monitor for progress
        ii. Ensure public access to the Housatonic River.
            CRRA Plan for public use and recreation for landfill area from 2001. Update on status from Mayor’s office?
        iii. Scenic Resource Inventory.
            Public involvement, used Shelton Life and Ct Post to gain opinions
      • Open Space Plan Update .............................................. All
      • Quality of Life – Executive Session (land purchase issues)
        i. Shelton Farm & Forest Protection Program 2006 Applicant 1: Ed M/Jim T
        ii. Shelton Farm & Forest Protection Program 2006 Applicant 2: Ed M/Jim T
        iii. Parcel SL:B – Bill D/Joe W
        iv. Parcel SL:D – Bill D/Joe W
        v. Parcel SL:K – Bill D/Joe W
        vi. Parcel SL:K2 – Tom H/Joe W
        vii. Parcel SL:M – Tom H
        viii. Parcel MB:R – Tom H/Ed M
        ix. Parcel FM:C – Tom H
        x. Parcel FM:L – Tom H/ Teresa’s Report
        xi. Parcel no reference – Tom H
      • Comments by Members ............................................... All
      • Adjournment - Next Regular Scheduled Meeting:.............February 7, 2007

Minutes: Paper format is available within 7 days from the City Clerk’s office and digitally via the City website at: http://cityofshelton.org/gengov/meetings/conscom.htm
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Public Portion: To help our meetings run smoothly, if you plan to speak on the record during the public portion, please provide your name and address to the clerk for accurate entry in our minutes in addition to stating it for our tape before addressing the commission. The Chairman reserves the right to limit speakers to three minutes. Public attending to observe the meeting but not speaking on the record do not have to provide any info.
Comments to Media: The Chairman publishes all his comments and responses to media via a web-log for reporting more fully on a subject matter at: http://sheltoncc.blogspot.com/
Exclusive stories by reporters are respected with direct responses not posted till after a story appears in their publication.
ConsCom Online Calendar: The Chairman maintains an online public calendar for future Commission meetings dates and times as a convenience. City Clerk’s office is official notice of record. http://www.google.com/calendar/embed?src=uu6mfbg9d2tv61hen9p2avn8ko%40group.calendar.google.com&dates=20060801%2F20060901&mode=MONTH
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