CITY OF SHELTON
CONSERVATION COMMISSION
Minutes for the Regular Meeting on Wednesday, January 7, 2015 at 7:00 P.M.
Minutes should be considered a draft version until approved by CC at their next meeting.

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Present:  Tom Harbinson, Chairman
         James Tate, Commissioner
         Joe Walsh, Commissioner
         Teresa Gallagher, Conservation Agent

Also Present:  Terry Gallagher

Absent:  Bill Dyer, Vice-Chairman
         Sheri Dutkanicz, Commissioner
         Ed McCreery, Commissioner

CC minutes, submitted via tcoffice@cityofshelton.org email to City Clerk for legal posting requirements.
Tape recording of meeting available at City Clerk’s office.
A. Call to Order/Pledge of Allegiance
Chairman Harbinson called the meeting of the Conservation Commission to order at 7:06 p.m. All in attendance recited the Pledge of Allegiance.

B. Approval of Minutes
No Motions made.

C. Public Portion (Items Not on Agenda)
Guy Beardsley read a letter he has written to Attorney Welch regarding the revised license agreement for the Shelton Farmers Market. Mr. Beardsley has declined to sign the revised license agreement for the coming year. Additionally, he is resigning as market manager when his term is up in April. The Conservation Commission wished Mr. Beardsley well with his future endeavors. Commissioner Tate states his preference for a Market Manager replacement come from within the Farmer’s Market. Chairman Harbinson advised to be aware of state deadlines regarding this matter.

D. Trails Committee Report
Terry Gallagher (for Vice-Chairman Bill Dyer) reported on a work party at Basil Brook path for later in the month.
Terry Gallagher reported there are no expenses to submit.
Terry Gallagher reported that Lynn Reid is in favor of paving the rec path.
Terry Gallagher reported that Tom Savarese’s work was very good.
Terry Gallagher reported on upcoming hikes: Snowshoe hike January 18th at Abby Wright, February 14th Valentine hike, Marshmallow March, March 7th at the Land Trust, and a June Hike for National Trails Day.
Terry Gallagher reported that there is a tentative January 10th work party at Lane Street.
Terry Gallagher reported that the Trails Committee will present paving options to Conservation at the next meeting for spring work.
There is a tentative work party on January 24th.

E. Open Space Trust Account Status
No Report.
F. Budget Status
No Report.

G. Review of PZC or IWC Applications for Subdivisions and/or Developments

1. Old Applications/Monitor/Follow-up
   a. PDD#77 Site Plan review, Hawk’s Ridge, PZC #13-17, Long Hill Cross Road.

Al Shepherd and AJ Grasso, developer of Hawk’s Ridge explained that the plans have been through Wetlands and are going to Planning and Zoning.

Plans:
They presented a colored plan that shows conservation areas being proposed for the property. There are no wetlands to be filled other than one that a sewer line has to cross.

The color plan presented indicated the following: conservation areas shown in red, with no activity, green as passive areas (reserve space), Long Hill Cross road in blue is a buffer area, which will have plantings. There may be grading and utilities, but otherwise is a planted area. Orange is active community space, a clubhouse.

There are different easements for the property. One possible proposed easement is a trade of land with Honey Cell to Nate Wells for an agricultural easement area. It may be done in a renewable lease.

The property will be single-family houses, duplex houses and multiplex. The project has been PDD approved, wetlands approved, and sewer board approved. Discussion.

The units will not be age restricted, and will be 2-3 bedrooms. Duplex units work better with grades. Community facilities are a clubhouse and a pool, which will be maintained by a private association.

Commissioner Tate asked about the Setback. It was explained that the set back is 25 feet but varies in a few spots.

Commissioner Tate asked about the requirement to the city for conservation.
Mr. Shepherd and Mr. Grasso answered that the PDD does not designate a percentage of conservation space required.

Commissioner Tate asked about the streetscape that will be built. It was explained that a buffer will be designed by a landscape architect for planting.

Commissioner Walsh questioned about drainage to Far Mill. It was explained that the four feet will be stripped off and the organic materials will remain and the wetland will be brought back. Jim McManus, soil scientist and John Cook will be making a habitat at the wetland site. When there are rain events, it will be backwater not flowing water, avoiding blow out.

Commissioner Tate asked for a rough idea of where the water is going: Some of the water will go into the wetlands; some will go to Long Hill Cross Road into the provided drainage, into the brook. The discharge will go to the headwall that’s on the other side of Long Hill Cross Road. There will be catch basins along the road, but ultimately will flow to the headwall. Detention ponds for the smaller watersheds are also part of the plan.

Commissioner Tate expressed that since the development will have an association, the association will maintain their storm water management plan that the association will adopt.

Mr. Grasso explained that the Single-family homes will also be maintained by the association (Lawn care, snow removal). There will be a fee structure with different common charges depending on the type of unit.

Conservation Agent Gallagher asked about conservation area. Discussion about deed restrictions.

Commissioner Tate asked for the location of the service utility. Mr. Grasso explained that the intention is offsite maintenance like their Heritage Point Development. Discussion.

Commissioner Tate inquired about possible noise concerns. Mr. Grasso said that a bigger buffer is possible because of noise. Commissioner Tate stated his concern is visual and protection. There will be an average of 60 feet from back of house to the buffer. Discussion.

Commissioner Walsh asked if there is a sediment and soil erosion plan to minimize the impacts during construction. Mr. Shepherd and Mr. Grasso showed a phase map for drainage and construction. They explained that the plan is for an
early spring start, which will allow for plant growth. Stabilization is key to avoid erosion, so they will be moving fill from one spot to another. Discussion.

Chairman Harbinson expressed thanks for attending the meeting and answering their questions. No action taken.

2. New Applications
None.

**Tape 1-Side 2**

H. Ad-Hoc Committee Reports – Conservation Agent

1. Deer Committee
Meeting Tuesday January 13th.

2. Community Gardens Committee
Teresa Gallagher reported that they are gearing up for work and the kiosk at Soundview is new.

3. Anti-Litter Committee
No Report.

I. Communications (Sent or Received)
None.

J. Grant Compliance Status for 7 DEEP Open Space Grants and 2 FRPP Agricultural PDR Grants – Conservation Agent
No Report.

K. Quality of Life – Executive Session (Land Acquisition and Security Issues)
Executive Session was entered into at 8:25 P.M.
Executive Session ended at 8:38 P.M.
L. Comments By Members
Commissioner Tate reported that notification from ZBA to the Conservation Commission allows for 10 days to respond. He stated that there needs to be a process with ZBA where they can communicate in advance of the next Conservation Commission meeting, allowing the issue to be discussed timely. He suggested for communication from ZBA to come to Teresa Gallagher for the Commission.

M. Adjournment
The meeting was adjourned by Chairman Harbinson at 8:40 P.M.

The next regularly scheduled meeting is Wednesday, February 4, 2015.

Respectfully submitted,
Diana Scalenghe
Clerk, Conservation Commission