Minories: 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/consercom.htm

Public access to the internet is available at all local public libraries. Audio of meetings are available at City Clerk's office, depository of the official record. City website is convenience only.

City of Shelton, Conservation Commission
Agenda for Regular Meeting of February 7, 2007 at 7:00 P.M.
Shelton City Hall, Room 303

Note: If you have questions regarding the agenda, contact Conservation Agent Teresa Gallagher @ 203.924.1555 x315

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/consercom.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.

Communication regulations (draft regulations regarding email use have not been adopted for several years), email is effectively eliminated as a communication tool by groups subject to FOI.

FOI regulations (draft regulations regarding email use have not been adopted for several years), email is effectively eliminated as a communication tool by groups subject to FOI.

Comments by Members: All

Call to Order / Pledge of Allegiance

Approval of Minutes: January 3, 2007

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 at October meetings, tabled on Nov4 until Dec14 (meeting cancelled) then discussed and approved on Jan11 with conditions. CC letter read into record and discussed.

ii. 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 Nov4 until Dec14 (meeting cancelled) then discussed and approved on Jan11 with conditions. CC letter read into record and discussed.

iii. 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 had presentation of a modified plan which the CC has not commented on.

+++ New Applications +++

iv. 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 Sept6. BOA/CC joint meeting held MonJan22. Decide future direction given input received at meeting.

ii. Former UI Property on Buddington Road
   City closed on property purchase.

iii. Other (Mail, new CC member, etc)
   Conservation Agent Report: Teresa G.

iv. Trails Committee Report: Bill D.

v. Plan of Conservation and Development (New Plan Effective Jul31)
   Jim T, Tom H.

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
   DIRA Plan for public use and recreation for farmland 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

iv. 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
   Shelton Farm & Forest Protection Program 2006 Applicant 2: Ed M/Jim T

   i. Parcel SL:B – Bill D/Joe W
   i. Parcel SL:D – Bill D/Joe W
   i. Parcel SL:K – Bill D/Joe W
   i. Parcel SL:K2 – Tom H/Joe W
   i. Parcel SL:M – Tom H
   i. Parcel MB:R – Tom H/Ed M
   i. Parcel FM:C – Tom H
   i. Parcel FM:L – Tom H/ Teresa’s Report
   i. Parcel FM:Y – Teresa’s Report

   Comments by Members: All

Adjournment - Next Regular Scheduled Meeting: March 7, 2007