This special meeting is a make-up for the February 5, 2014 meeting that was cancelled due to inclement weather.

**Call to Order**

Present:  Tom Harbinson, Chairman  
Joe Welsh, Commissioner  
Jim Tate, Commissioner  
Ed McCreery, Commissioner  
Teresa Gallagher, Conservation Agent

**A. Call to Order/Pledge of Allegiance**

Chairman Harbinson called the meeting of the Conservation Commission to order at 6:13 p.m. All in attendance recited the Pledge of Allegiance.
B. Approval of Minutes
A motion was made by Commissioner Tate, seconded by Commissioner Welsh, to approve the minutes of the January 8, 2014 meeting. Vote – All in favor. MOTION PASSED.

C. Public Portion (Items Not on Agenda)
No Report.

D. Trails Committee Report
Chairman Harbinson reported that Vice-Chairman Dyer emailed him that the Trails volunteers have taken down more of the Hope Lake Bridge due to the failure of the footings.
Chairman Harbinson reported that the Trails Committee will be sponsoring a President’s Day Hike.

E. Open Space Trust Account Status
Chairman Harbinson reported that he has spoken to the Finance Department regarding the Trust Account. Discussion.

F. Budget Status
Chairman Harbinson reported that he has emailed everyone the preparation of the budget which needs to be submitted to the Finance Department this week. Chairman Harbinson stated that he has combined the part-time and full-time positions to be one full-time position. There are no dollar amount changes for this year. Discussion. A motion was made by Commissioner McCreery, seconded by Commissioner Welsh, to approve the budget and to submit it to the Finance Department for approval. Vote – All in favor. MOTION PASSED.

G. 8-24 Referral: Sale of City Property - 0.11 Acre at the Corner of Cornell Street & Coram Avenue
Conservation Agent Gallagher reported that there is a parcel of land which is approximately 1/10 acre on the corner of Coram Avenue and Cornell Street that the City would like to sell. Discussion. A motion was made by Commissioner Tate, seconded by Commissioner McCreery, to make a favorable 8-24 referral to the Board of Alderman regarding the sale of this property. Vote – All in favor. MOTION PASSED.
H. Review of PZC or IWC Applications for Subdivisions and/or Developments

1. Old Applications/Monitor/Follow-up
   i. Hawk’s Ridge PZC #13-17, Long Hill Cross Road and Beard Sawmill Road, PDD Preliminary/Conceptual Plans dated 12/3/2013 for 54 single family units, 57 multi-family units and 196 units within as assisted living facility.

Chairman Harbinson announced that Attorney Dominick Thomas, representing Prestige Builders, and A.J. Grasso, Prestige Builders, are present to discuss Hawk’s Ridge.

At this time, Commissioner McCreery recused himself from all discussions. Attorney Thomas reported that he also represents the Wells Family in the sale of this parcel. Attorney Thomas stated that the net tax revenues from this development project would be in the area of $750,000.00 which would be advantageous to the City. Attorney Thomas reported that this site will be a heavily landscaped residential development. Natural basins will be used to filter and cool the water. Attorney Thomas noted that the point of the residential development is so that they could work with topography better than if it were a light industrial facility. He also commented that there will be less disruption to the environment with this project than if light industrial buildings were built. A.J. Grasso stated that any stonewalls that need to be removed will be re-built to protect the wetlands. Attorney Thomas reported that the entire development will be maintained by the homeowner’s association. The assisted living facility will most likely be a separate entity. The boundary between them would be along the Iroquois gas pipeline.

Chairman Harbinson stated that the Conservation Commission has to focus on the environmental aspects of the project only.

A.J. Grasso discussed the issue of a private road connecting to Beard Sawmill Road. The developers are not in favor of a private road which was suggested by Tony Panico. Discussion. Commissioner Tate agreed it would be better to not have the private road.

The Conservation Commission reviewed the plans. Commissioner Tate asked if the green areas shown on the plans would be undisturbed. A.J. Grasso replied yes, unless there was a tree or something that was considered to be a hazard. Discussion.

Commissioner Tate asked what is the significance of three separated detention basins. A.J. Grasso replied for the different water shed areas.

Tape 1, Side B
Commissioner Tate asked Attorney Thomas to clarify what he meant by “natural basins”. Attorney Thomas replied that it would have natural plantings in the basins to help filter the water. Discussion.

Commissioner Tate suggested an inventory be done of the natural resources on the site and to describe to the Conservation Commission what they would do with those. Also, he would like to take one of these typical basins and show the Committee exactly what will happen with the water and, if there is any discharge that goes off the property, how it would be handled. Discussion.

Commissioner Tate suggested taking all the raw materials currently on site and reuse them in this project. He also requested that all of these plans and suggestions be put in writing to the Conservation Commission in order to be sure that all of these changes will be protected. Discussion.

Attorney Thomas said they will photograph all of the inventory of natural resources and once that is done, it will all be labeled and discussed in the letter to the Committee.

Conservation Agent Gallagher noted that there is an excessive perimeter on the conservation areas that would be difficult to enforce. She also noted that the Paugussett Trail is going to be routed up Beard Sawmill Road, so anything that impacts that road will also impact that trail. Discussion.

At this time, Chairman Harbinson reported that Commissioner McCreery has re-entered the room to join the remainder of the meeting.

Chairman Harbinson questioned conservation easements and the language that should be used. Discussion.

ii. Shelton Cove, 550 River Road, previously known as Blue Heron Cove; Toll Brothers plan to remove all vegetation less than 2” in diameter and prune trees in private conservation area to improve views.

Chairman Harbinson showed pictures of the bridge that Toll Brothers plan to build. Discussion.

2. New Applications

None.

I. Communications (Sent or Received)

Chairman Harbinson reported that we received an annual report from HVA (Housatonic Valley Association).

Chairman Harbinson reported that we received communication from the Connecticut Federation of Lakes.
Chairman Harbinson reported that we received our membership renewal from the Connecticut Forest and Parks Association.
Chairman Harbinson reported we received a publication from Connecticut Woodlands Association.
Chairman Harbinson reported that there will be a Connecticut Land Conservation Counsel Meeting at Wesleyan University and Conservation Commission members can attend if interested.
Chairman Harbinson reported a letter was received from the DEEP regarding a permit for 145 Riverdale Avenue to re-build a wall up against the Housatonic River.
Chairman Harbinson reported we received a note from Attorney Welch that a second payment was made on January 15, 2014 for the property.

J. Quality of Life – Executive Session (Land Acquisition and Security Issues)
No Report.

K. Comments By Members
Discussion of drones being used in our area.

L. Adjournment
Meeting adjourned at 7:18 P.M.

The next regularly scheduled meeting is Wednesday, March 5, 2014.

Respectfully submitted,
Helen Solotruk
Clerk, Conservation Commission