1.0 Call to Order/Pledge of Allegiance

Co-chairman Terry Jones called the May meeting of the Conservation Commission to order at 7:10 p.m. in the Shelton City Hall, Room 303. The Pledge of Allegiance was recited.

Attending: Harriet Wilber, Terry Jones, Joe Welsh, Jim Tate, Ed McCreery, Tom Harbinson, Hank Lauriat, Jimmy Pjura – Conservation Agent

Guests: David Naples, Dominick Thomas, Jim Swift, Terry Gallagher.
Guests are names of those who speak for the record. Public may anonymously attend meetings.

2.0 Approval of Minutes of April 7, 2004

At 7:11 p.m. Tom Harbinson made a motion to approve the April 7th minutes. Hank Lauriat seconded the motion. All in favor; motion passed.

4.0 Report of Jim Ryan – Enterprise and Commerce Park

Jim Ryan was unable to attend the meeting, but he will be at the meeting in June.

3.0 Public Portion

David Naples, 28 Pearmain Road, attended the Commission’s meeting to address the certified letter sent by this Commission referencing his vehicles being parked on open space. He believes they are not since he has
calculating his property’s layout on his computer and is positive he is not parked on open space. If he was on open space, he said he would move his vehicles. He said he had put stakes down to mark his property according to the layout he did on his computer, locating the stakes with measurements from his home's structure. In a problem at another time at this location, he said he was sorry the land got mined. (he is referring to soil being removed from the subject open space by the developer after it had been dedicated to the City of Shelton)

He said he wanted to keep the open space natural like the surrounding farmland and didn’t want fences and barriers. The Commission mentioned to him once there is a split rail fence, there is no issue as to who is parking on whose land and if the land is sold, the new owner would know the boundaries of his land. Also, if someone was going into the open space, that person would know not to wander on his property. In addition, the Commission thought the best way to handle it would be with a vegetated buffer or a split rail fence that would fit in with the natural landscape. Mr. Naples thought a stone wall would be natural, but Tom H. mentioned that would be an expensive effort for the City.

Mr. Naples stated if a fence would be put in, he wanted his soil back that was removed under a permit from the town. Tom H. added that the Commission would like open space that the public would enjoy, to be without interference from private property owners, and the best way is to have some physical barrier. Otherwise, someone’s backyard could be misinterpreted as where the open space boundary ends and where the private property begins when there is not a defined buffer, especially in an open field type environment as in this case.

Ed M. and Tom H. agreed that the property should be professionally surveyed to ascertain the line, and if necessary, the Commission ask that such expenditure come from the balance of the bond for this project.

Mr. Naples stated he did not want a split rail fence. He wanted a natural barrier and did not want to lock in open space. Ed M. mentioned if he wanted to pay for a line of evergreen trees, in lieu of fencing, he is more than welcome to do that. The Commission’s preferred delineation is a split rail fence, unless he wanted to do something differently because that is what the Commission can afford. Mr. Naples stated he would plant the trees because he is looking for a natural barrier. The Commission agreed to that.

At 7:21 p.m. Tom Harbinson made a motion the Commission have the subject property surveyed to authoritatively delineate where the open space boundary is and have the money for such survey to come out
of the bond for the development or the budget depending upon what can be accomplished. Motion was seconded by Hank Lauriat.

Mr. Naples said he would volunteer is time to oversee the open space. Terry J. asked Mr. Naples, as part of the motion, you are offering to plant trees? Mr. Naples stated, yes, the open space would be more attractive.

No other discussion, All in favor, Jim Tate abstained; motion passed.

Hank L. said to get in touch with Tracy Lewis to survey. Mr. Naples thanked the Commission and left the meeting. Jim P. will co-ordinate with P&Z staff regarding possible use of bond.

6.0 Subdivisions

- Any Pending – “The Vistas at White Hills” by Toll Brothers
  Ed M. mentioned for the record when this application came before this Commission, it was just a layout of lots and open space; there was no showing of detention ponds or anything. Since that time, there have been issues raised by the Land Trust on complaints that they are concentrating all of the drainage on one spot and seem feel free to dump it on Land Trust land. Joe Welsh, Hank Lauriat and himself all serve on the Land Trust’s Board of Directors, and to the extent that the this board is advisory, to the extent it might come to litigation: It would be appropriate the three of them to recuse themselves and not participate in this discussion, or vote if there is a vote. Atty. Dominick Thomas stated there were never any plans or evidence of any dumping on the Land Trust property.

  Atty. Dominick Thomas, from Vernon, Cohen and Thomas introduced himself and stated he represented Toll Brothers and The Vistas of White Hills. The reason they are back here before the Commission after there were preliminary discussions, is that Toll Brothers have formally submitted to PZC, and have attended a White Hills Civic Club meeting and made a presentation to the homeowners in the area. They have had extensive discussions with the Wetlands Commission and City Engineer on issues relating to drainage. He said there have been some adjustments to the map, but the basic conceptual map is the same. He turned the matter over to Jim Swift, engineer.

  Jim S. presented the master plan of the property. He said there was a meeting in the field with the Commission and there was a discussion regarding the proposed open space along French’s Farm. One of the requests by the Commission was if he could drop a lot that was located near French’s Farm. He said that was completed and squeezed things in. That was done on the formally engineered plans and submitted to PZC.
Also, there was a field walk with some of the members of the Commission regarding where the walking trail might be and that connects French’s Farm to the Land Trust property. They got a start on it and some of the members got a look at where the trail might be located. Jim S. stated the plan has been adjusted as the Commission requested. Terry J. asked Jim S., below lots 14, 15, and 16, is that a change. Atty. Thomas said it is a change from the original plan and that land is being retained by the Wabuda property. He said it was an area that was going to be the detention location and is not a buildable area. Terry J. said it was to be a conservation easement on that slope. Jim S. answered yes, there was a conservation easement shown on the plan, and it is still open for discussion.

Terry J. asked what the rational in that change is. Atty. Thomas said it has nothing to do with the detention; it had to do with the extent of the open space and tax issues. Jim T. said it is a private easement. What would that have anything to do with the easement being overlaid on the private property? How would that be affected by Wabuda’s retaining the land regarding the conservation easement? Jim S. said it is still open for discussion. Atty. Thomas said it is not buildable land.

Jim S. discussed the changes of the master plan with the Commission pointing to various areas of the map and discussed the location of the hiking trail.

The total acreage is 81.03 acres. The total open space area requirement is 8.1 acres (10%) and this will provide 10.34 acres. The qualified open space requirement is 6.08 acres (75% of open space flat and dry) and this will provide 8.67 acres.

Jim S. had a meeting with the City Engineer (Bob Kulaksz?) and John Cook (Inland Wetlands officer) this morning regarding the drainage issue. He discussed the detention pond where the stream crosses and exits the property. Some water flows down via Village Drive, some over land and some via a brook. In order to protect the homeowners on Village Drive and to get to a decent discharge point, he brought everything over to an actual dedicated stream. Jim S. said the Wetlands Commission and the City Engineer did not like the detention pond where the pipe cut across the hillside, so the detention pond is changed to Lot 14 with the pipe going 25 feet deep under Wabuda Place. He further discussed the flow of the water on the property and changed the flow to not increase the water to the Land Trust.

Looking at the actual construction maps, Jim S. pointed out the location of the conservation easement. There is a grove of spruce trees separating
everything else, and the developer made an effort to not go past the stone wall. Terry J. said the location is the better part of three quarters of an acre. Terry J. asked if there was a discussion about fencing to protect the trail. Jim S. said no. Tom H. said that as shown earlier this evening in our discussion with the public, it would be important to delineate where the private property and the open space ends.

Discussing the elements of the open space, Jim S. said there is a stone wall going through lot 21 and one of the conditions of open space, that could be requested, can be no disturbance of the wall. Atty. Thomas said in a report to PZC that there is a lot of stone on the property and possibly along one of the open space boundaries that stone can be re-used by arranging in such a fashion to create a natural boundary. In conjunction with an available recommendation, they can sit down at their PZC meeting on May 25th (there is no “public hearing”). In co-ordination with the PZC, the public will be allowed to comment each time they are on the agenda. That way there will not be any false close off of a public hearing. Then there can be no reports and no comments for the public for them afterwards. The initial presentation by the Toll Brothers will be May 25th. They hope by that time they will have this Commission’s report to discuss various options. One of the options might be, as we are clearing for various areas, to be able to pile the stone once the boundary is marked. Therefore, where there is no natural boundary, a boundary can be created and might be the president for other various things.

Tom H. said one of the notable features of the property are the stone walls and a lot of the stone will have to be cleared out where the buildings will be located. If they can be recycled for one of the boundary walls, it would be an amenity for selling the lots and delineate where each the open space and private lots end.

Tom H. stated the Commission will try to incorporate all the comments made in the meeting tonight into a letter to be sent to PZC. Atty. Thomas said to contact Jim T. on things the Commission requests and arrange a conference call and speak with the Toll Brothers for representations that could be incorporated into a letter.

Jim S. gave the Commission a set of the revised plans, then left the meeting.

- **Constitution Commons, Mas Property**
  Tom H. asked do we have to make a comment back from the public hearing. Jim T. said he is responsible for a letter and it is coming.
At this point Terry Gallagher joined the meeting. Terry G. stated in regard to the Toll Brothers proposal and specifically to the open space corridor, he would feel comfortable if the Trails people would aggressively utilize all the influence we can and not hesitate to put fencing. Tom H. said it will be done. Terry G. said he would want it as an addendum to comments of months ago. Everyone agreed.

He said he was shocked to see several acres of steep slope disappear, and their new concept would certainly help the water. Jim T. said why are we even talking about it? No one mentioned to that group attending this meeting that the City is actively looking to purchase that property when they were in their discussion/presentation. Tom H. said it should have been brought up in the conversation. Terry J. said he didn't think tonight was going to make any difference. Jim T. said he didn't want to misconstrue the concept here when we don't initiate it. Terry J. stated, in our amendments to our records, it will start off with that. Harriet asked in the letter to be sent, the City should still buy it for open space, is that right? Terry J. said it is still a priority, and the aldermen authorized the Mayor to negotiate its purchase. Everyone agreed that should be in the beginning of the letter.

5.0 Communications – Harriet

The following communications were received:
1. Terry J. stated noon today the State Commissioner of Agriculture and the State Veterinarian arrived at the farm mainly to express appreciation to the editorial of Terry J. published in the Hartford Courant. The State Commissioner was very appreciative.
2. Terry J. also stated this morning either the State of Connecticut House or Senate passed a bill to rescind a merger of the Dept. of Agriculture with the Dept. of Consumer Protection.
3. A notice that there will be a spring leaf collection from May 10th to May 14th. Leaves are to be put in brown bags and to be put near the garbage.
7. The 13th “Free Enterprise Hall of Fame Banquet, 2004” program event which was held on April 14, 2004 at the Bridgeport Holiday Inn. Terry and Jean Jones were inducted into the Free Enterprise Hall of Fame and received awards.
8. The Habitat bulletin. The Habitat noted Harriet Wilber had received the Conservation Commissioner of the Year award listing her accomplishments.
9. The Board of Zoning Appeals agenda.
7.0 Trails Committee – Bill, Tom, Jim

Bill Dyer said the trails committee had its meeting on April 29th. Terry Gallagher, and Bob Wilkinson attended. They spoke about the gator equipment. Two things that were supposed to be added to the gator were the hydraulic lift and the running time meter. Bill asked, since they have a quote for the hydraulic lift, if that could be done. The Commission thought why hasn’t it been and to speak to Sandy Nesteriak. Tom H. added there are funds in the grant, funds in the budget, and we have the quote. It is just a matter of giving them a purchase order. It should come out of the grant.

Bill D. said he heard that the Mayor was using money from their grant to put the bridge on Huntington Street. Terry J. stated there shouldn’t be any problems for the trails committee because it has the grant - its own funds - and to work these things out. Tom H. mentioned the gator was bought with the grant, and there is a balance of funds supposedly in the grant. However, they are being told the Mayor has taken the balance of those funds to use for the bridge at Huntington Center. So, funds are needed from the Conservation budget. Ed M. said it was approved in a previous meeting. So, Tom H. asked Bill D. what is the problem; write a purchase order and do it. Everyone agreed. Bill D. answered he didn’t know how to do it, but the Commission said to figure it out and talk to Ed Duggan and to Sandy Nesteriak. Terry J. said some of this minuscule items we bring to this table is unnecessary.

Bill D. asked if the storage shed for the gator and the chain saw would be the same deal. The Commission answered yes.

Bill D. mentioned there were two Eagle Scout projects, one on Mill Street and said some receipts for $50 were submitted. Jim T. said they will be submitted tonight. The other scout project with Steve Ng for a sign kiosk is not there yet. Jim T. said when the invoices are submitted, they will be taken care of. Bill D. said Steve needs to get the project done by Saturday, June 5th because that is National Trails Day. On that day the planned trail walk will start there at 11AM with the Mayor giving his proclamation.

Bill D. stated, in regard to the trails brochures, Dave Zamba talked to the trails committee about doing the brochures over a year ago and said it is still on his back burner. Bill D. said he put together a brochure that the trails committee could do by June 5th. He added it could be two on a page and cut them in half. It would be something very simple. He showed a sample with maps on how to get to the trails. He said they could be put in the community center. Tom H. told him to get supplies of hard paper stock and copy them in City hall. Jim T. said for small amounts of money just submit the invoices.
Jim T. suggested in January Bill should submit a trails committee budget for the year. Harriet W. said he should give her the receipts. She will turn them in, and Bill will get reimbursed. Jim T. asked if the Commission has given up on Dave Z. Bill D. said no, he didn’t think so. Jim T. said Dave Z. called him for a map, but didn’t say what it was for. Joe W. said if the layout was done, it could be taken on a disk to have it printed. He has a contact that can do it.

Continuing, Bill D. said they applied for a $49,000 grant in February, but hasn’t heard anything about it, as yet. Terry G. said the paperwork has to get to him, but Leslie Lewis at the Ct. DEP said it was checked in, and it wasn’t a problem. Tom H. asked what it was for. Terry G. answered they applied for a bridge to replace commandeered bridge No. 2 on top of the dam, railings on top of the dams for safety, and other necessary materials to try to make the grant as broad as possible. Jim T. asked when he will hear about that. Terry G. answered he expected to hear probably in July. He said Leslie L. mentioned they had almost $6,000, but didn’t have all the applicants she expected in. Terry G. said they didn’t have time to give the application to Charlene DeFillippo to do her magic with the clear plastic cover, etc, but they have something in. Terry J. complemented him on pursuing the vision.

Terry G. said they need the grant because the wetlands permit is getting ready to expire if they don’t do the rest of the work. Jim T. said he should make sure he gets an extension. Terry G. said the bigger thing needed is a plan just for the schedule, a budget, and people who are responsible.

In addition, Bill D. said there are two work projects scheduled: one for Saturday, May 8th at 8 a.m. and one for Saturday, May 22nd at 8 a.m. They will meet at the EMS building where the gator is being kept. All are welcome to attend, and a note has been submitted in today’s Huntington Herald regarding these work projects.

The Commission discussed a map of the Recreational Path which Bill D. presented. Terry G. stated there is a piece of property which is a little triangle jutting into the proposed location of the Recreational Path. It is about a quarter of an acre, and separated from the bulk of the parcel by a stream. The proposed location was made in order to make the trail more handicap accessible and not to go close to people’s houses when they are built. Terry J. volunteered to ask the property owner to grant the Commission an easement on his property as a charitable gift or for tax benefits. The Commission is willing to purchase the piece of property if the property owner doesn’t want to grant the easement. Terry J. stated if the trail committee prepared him with a map with talking points about the
property and if Ed M. would be willing to advise him, he would gladly talk to the property owner. Ed M. stated, absolutely.

Terry J. said Bill D. is interested in joining the Commission, but Harriet W. said it is full according to ordinance. Bill D. will have to wait until an opening comes up.

Bill D. mentioned he went to the Huntington Woods property and noticed signs of open space that used to be on trees in the vicinity are no longer there, and there are no signs along Wesley Drive. Jimmy P. has to go to the homeowner of 29 Wesley Drive to tell him where there used to be signs of open space, but now the signs are gone. Tom H. suggested to Jim P. to get together with each property owner and make them aware of the open space and the benefit to them and to the community.

Terry G. said the trails committee was cutting the trail and told the homeowner of 29 Wesley Drive where the open space is. Terry J. stated the trails committee is absolutely right and wise to be getting this corridor completed.

Ed M. suggested Jimmy P. to prepare a little letter to go to each of the homeowners and if each is not there, put it in their mailbox. The letter would state he wants each one to know, showing the map, where each one’s property is, and they are going to start to clear the Recreational Path behind them. Also, Tom H. suggested scheduling a meeting with the property owners.

Tom H. suggested writing a letter of thanks to the Eagle Scout Andrew Lautenschlager who built the sign kiosk and the bench at Gristmill Trail on Far Mill River Open Space along Mill Street. Terry G. stated Andrew needs a check for $73.31 for plexiglass and miscellaneous materials. (this is the Eagle Scout project mentioned earlier)

**8.0 Open Space Inventory – Jim Tate Associates**

Jim T. stated they were done with the inventory. He said they will have to figure out how to reissue it because a lot of people are asking for parts of it and not the whole inventory. Nothing can be said on it until they apply it to everybody. He said in the past he gave a booklet to each of the aldermen. He said he had 30 copies and has 5 copies here. Someone wanted 25 copies. He said it will be paid for out of our budget and will give Harriet W. a receipt for the copies. Tom H. asked is the inventory in spreadsheet form listing of all of the properties. Jim T. said it was an Access database. Tom H. said he and Dave Z. are working on the open space plan. Jim T. said he has it on CD’s and if anyone here wants to look at it, he is welcome. Tom H. said he would like a CD.
9.0 Report of Conservation Agent – Jimmy Pjura

1. Newspaper Article: Hunting on Open Space
   a. Christine, news reporter for Huntington Herald, published the newspaper article Jimmy P. wrote. Christine edited it and rewrote the article for the newspaper.

2. Grass Compost Site
   a. Jim T. asked if Jimmy P. had the letter from DEP. Jimmy P. said no. Jim T. said it is important that Jimmy P. get that letter issued to this Commission. Jimmy P. said he would have it Monday.
   b. Tom H. stated he should go to the State of Connecticut’s web-site, they have a whole area about composting and encouraging people to compost on their own property.
   c. Jim T. said he didn’t know if Jimmy P. received the communication, but when he met with the Mayor, there was some resolve to this subject. There were two parts, one would be the wood which could be cut up and distributed to different parcels. There are different categories to the wood: mush stays put as mush, and firewood quality wood offered to the public, and the rest disbursed within the community. The second part was to try to educate the public not to have grass clippings.
   d. Jim T. reiterated to Jimmy P. the grass compost site category of last month’s meeting and what we do with them. The City does not want the grass clippings. A person should try to dispose of them on their own property. Jim T. stated that when the DEP came to speak with Jimmy P., he should try to get in the good graces of the DEP and to get our limits of dumping on Elizabeth Shelton out of the wetlands areas. That includes the firewood that isn’t good: leaving it alone, and distribute the good firewood somewhere else. Jimmy P. said the DEP was concerned that all of that debris was being pushed into the wetlands, and since there was no silt fencing and the road sweepings that were there weren’t cleaned up, the DEP was going to bring action against the City. Tom H. said John Cook is aware of encroachments on the wetlands, and this is a wetlands issue. Jim T. said he did not want to ignore it. Jim T. mentioned to Jimmy P. if he runs into any stumbling blocks, let the Commission know.
   e. Jimmy P. received a quote from Grillo Green Cycle in Milford. It was $385 a container which is a 32 cubic yard container. When it gets filled up with grass, we call them; they come to pick it up and leave another 32 cubic yard container. He has all his permits and his legality with the State.

3. Landkeeper’s Program
   a. He has six more people to fill in the spaces and will be meeting with two of them this coming week. He is still trying to get in contact with four more.
4. Open Space Violations
   a. **Fran’s Way** - It has been posted. The developer has flagged the boundaries and the back of the property all the way to the end.
   b. **Nature’s Way** - Jimmy P. has the letters he sent to the homeowners and has the pictures in the file. Tom H. told him to verify with Rick Schultz where the conservation easement is on that subdivision. Tom H. said he seems to recall that our recommendation for conservation easement was following a topography line, but find out what the actual approval and record map has on it. Harriet W. asked Jimmy P. if the homeowners received the letter in time for attending tonight’s meeting. He said yes, they did and offered them the opportunity if they couldn’t make tonight’s meeting, they could attend the next meeting on June 2\textsuperscript{nd}.
   c. **Permain Road** - That was already discussed earlier in the meeting.

5. Hanging of Open Space and Conservation Signs
   a. He spoke with Jimmy Blakeman and Bill D. on Monday. Jimmy B. was supposed to grade from Lane Street to Huntington Woods across. Jimmy B. wants to know exactly where he is supposed to grade. Bill D. will show Jimmy P. where it is, so he could direct Jimmy B. Harriet suggested to Jimmy P. that he and Rick Schultz get together to go over subdivisions that never have been posted with signs. That is why she keeps putting it on the agenda. She told Jimmy P. to ask Rick S. what open space and conservation easements need to be signed. She said the developer is supposed to do it according to the regulation. Some have slipped through and subdivisions have not properly been signed. If they haven’t been signed, Jimmy P. would be asked to do it. The bond should not be released unless the properties have been posted with signs.

6. Buddington Road PDD – Huntington Pointe?
   a. Jimmy P. should check with Rick S. to see if it has been signed.

7. Recreation Path
   a. Jimmy P. and Jim Swift have flagged the Recreation Path in Huntington Woods. The job is done. Jim T. said a concentrated effort should be put on the Recreation Path especially if the trails committee gets the grant. A forward movement will be needed. Ed M. would like a letter re-sent to PZC stating the Conservation Agent has marked the Recreation Path and the Trails Committee has started to physically clear it. We would like to have some of that money to be freed up for the purpose of constructing the trail which we believe was $50,000 from the developer for the trail.

8. Boehm Pond Woods
   a. Jimmy P. left a message for Dave Lysak, site manager for Boehm Pond Woods, telling him we were meeting tonight and if he was able to attend, to please attend. Mr. Lysak did not attend the meeting.
b. Jimmy P. said he was there a few times and saw it cleaned up with hay bales and silk fencing. Joe W. mentioned to him the State contacted the developer to clean up the area. Joe W. said he will keep watch on it.

9. Installation of Gates
   a. Jimmy P. said Sandy N. told him to get prices on them. Jim T. told Jimmy P. to talk to Sandy tomorrow because she has to issue a purchase order. Also, Jim T. will E-mail her.

10.0 Constitution Park – Jim

   Jim T. said Constitution Park has been started.

   In other business, Terry J. said the Commission has agreed to ask for one or two grants in the next three to four weeks and asked Jim T. if he would help with the maps. Jim T. answered Terry J. could always call on him.

   In addition, Jimmy P. got a call from a lady who lives on Pasture Lane. He looked at her property and saw a conservation easement denoted by two split rail fences that go into an open space property. He found two big holes in the trail leading from the street into the open space that he thinks is City property and thought the City would be liable for.

   He presented pictures of the site and phoned Dean Cawthra if he had any suggestions. Tom H. looked at Jim’s pictures and noted it looked like a sink hole. Tom H. had spoken with Dean recently who asked him if there was any place, the Commission needed fill - filling in around these fence posts would be an appropriate place, and told Jimmy P. to get in touch with Dean. Jimmy P. said he did talk to Dean about it, but Dean said he didn’t have any time or any money. Tom H. said he should talk to Sandy because this is a hazard going out into the open space, and someone should go out into the open space and fill the holes with fill.

   Terry J. said he was annoyed by Dean’s comment. There should be teamwork within the system. Tom H. said he would look into the matter.

11.0 Ordinance for Easement Violations – Harriet

   Harriet W. stated the open space ordinance is in the packet she sent to the Conservation members. She said among the list of ordinances, conservation easements are not mentioned. She said one of the goals of the Commission was to fine people who cut down the trees protected on easements. She wanted to know if the list could be amended with an addendum.

   Tom H. said it has to be read over because a lot of the information relates to motor vehicles and other public and private instances. Tom H. stated Ed
M. should look at it and that there should be an ordinance for just conservation easements because there are too many items on the open space ordinance’s list not related to conservation easements. Ed M. agreed there should be a separate one for these particular easements. Tom H. suggested each member send an E-Mail for ideas for next month’s meeting. A list will be compiled, refined and submitted.

Jim Tate departed the meeting at this point in the meeting.

12.0 Dedication of 10% Open Space in Subdivisions – Ed
Ed M. suggested the Commission should propose a modification of the PZC, and the Commission should suggest to the PZC to amend its regulation to make it “not less than 10% land dedicated as open space” and will research the language modification for the next meeting.

He stated too many lots are squeezed into a subdivision which prevents homeowners from observing and enjoying the open space which the realtors say is an enhancement to value, but the developers will still squeeze as many lots as they can.

Terry J. asked should the Commission limit the dedication of open space to 10% or up it to 15% at some time. Hank L. suggested negotiating with them and mentioning the Town of Newtown changed theirs to 15%. Tom H. suggested changing the zoning, but Terry J. said that is a disastrous tactic because it is not good for the people owning the land.

13.0 Tree Maintenance – Jim
This was not discussed in the meeting.

14.0 PUAC: Plan Update Advisory Committee – Tom, Jim
Tom H. stated the PUAC is in the process of picking a consultant. They had published request for qualifications (RFQ – not a request for quotation) and received four submissions. These were reviewed and two were selected for interviews, which have been made. The last interview was Planimetrics yesterday, but he was unable to attend the 1 p.m. meeting, so he isn’t sure how that turned out. Also, at their last meeting, they had a presentation from the water pollution control authority (WPCA) which was very eye opening. One of things mentioned was the understanding of the capacity of the sewer treatment plant. He said some topics of the presentation were the discussion of the capacity of the sewer plant, the sewered area of the town and infrastructure that feeds into the plant. The committee discussed the sewage capacity in subdivisions. Tom H. stated it is a good committee and will continue to work ahead.
15.0 Cranberry Hill Estates – Joe
Cranberry Hill Estates will be discussed in Quality of Life portion of the meeting.

In other business, Joe W. said in the last meeting, the total acreage of the land sale of Aquarion property in the City was discussed. He presented some copies of the Aquarion Land Sale Summary, Acreage in the City of Shelton. He described the total conveyance acreage and the total Aquarion retained acreage. The Commission stated the total retained and conveyance acreage is inconsistent with the figures stated by the PZC.

At 9:23 p.m. Ed McCreery made a motion to send a letter to Planning and Zoning saying we happen to note in your report, the following and we attach the following report to clarify that a lot of that space that is referred to by staff is open space and should not have been listed as open space.

In essence: A letter from the Conservation Commission to the entire PZC, care of Chairman Pagliaro.

In reviewing the minutes of one of your recent meetings, we noted that staff made a report on the amount of open space reportedly conserved within the City of Shelton and we have extensive concerns that the report overstated the amount of acreage we are issuing to you and we believe that to be the case.

We are issuing you a report soon that will indicate an inventory of all open space acreage, but we want to first bring to your attention that your designation of 1500 acres preserved from the Bridgeport Hydraulic Company was totally inaccurate as it included land under water, existing reservoirs that are being retained as reservoirs, and land that the water company that upon which they maintain their improvements, including pump stations and treatment facilities.

It is in our humble opinion, not appropriate for staff, to chalk that up as open space, and in fact is not as such. We prefer that your commission wait for our formal report as the City amount of open space categories, and we attach this preliminary stage a summary of the Aquarion Land sale.

Copy to Mr. Schultz, Mayor Lauretti, Board of Aldermen

Tom Harbinson seconded the motion. All in favor; motion passed.

Tom H. said this term open space is used too generically, and when we do the open space plan, we should use terms that open space means
preserved open space, and anything else can be called vacant land. The PZC also in their presentations, show Brownson Golf Course and Highland Golf Course as open space. The Commission stated that in its open space plan in 1992, but with an asterisk. Tom H. added when our inventory is issued, it will clear up the problem overall.

Joe W. said he will mail the assessor’s map of the areas to Jim T.

16.0 Quality of Life – Possible Executive Session – Terry, Harriet
At 9:23 p.m. Tom Harbinson made a motion to go into Executive Session for the purpose of discussing land purchases, and to invite Trails Committee chair Bill Dyer and Conservation Agent Jimmy Pjura. Seconded by Hank Lauriat. All in favor; the machine was turned off.

At 10:05 p.m. Tom Harbinson made a motion to come out of Executive Session; seconded by Hank Lauriat. All in favor and the machine was turned on.

17.0 Meetings with the Mayor – 4/29/04, 5/3/04
These were discussed in Quality of Life.

18.0 Comments by Members
There were no comments by members.

19.0 Adjournment
At 10:07 p.m. Tom Harbinson made a motion to adjourn. Seconded by Hank Lauriat. All in favor; meeting adjourned.

Audio Tape of meeting is on file at City Clerk. Minutes are summary, not verbatim

Minutes prepared by
Anita Shortell, Secretary

Preliminary review by
Thomas Harbinson, Commissioner