City of Shelton Conservation Commission  
Meeting Minutes for  
July 6, 2016

Members Present: Tom Harbinson, Pat Gajdosik, Jim Tate, Joe Welsh, Bill Dyer, Ed McCreery

Absent: Sheri Dutkanicz

Also present: Teresa Gallagher, Natural Resource Manager

1. The meeting was called to order at 7:10 pm.

2. Meeting Minutes: Pat Gajdosik made a motion to approve the June 2016 meeting minutes. Seconded by Bill Dyer. All were in favor.

3. Public Portion – for items not on the agenda: No one wished to address the Commission at this time.

4. Trails Committee Report. Bill Dyer summarized the Trails Committee meeting that immediately preceded the Conservation Commission. See the Trails Committee’s minutes for more information about that meeting.

5. Review of proposals before the Planning and Zoning and Inland Wetlands Commissions:

   a) Bridgeport Avenue Shelter Ridge Associates, LLC, P&Z #16-8, PDD Step #1 site plans, 122-acres bounded by Mill Street, Buddington Road, and Woodland Mobile Home Park, zoned Light Industrial.  Map 50 Lot 9.

   The next Public Hearing date is scheduled for Weds, July 27, at 7:00 pm in City Hall.  Attorney Dominick Thomas (present at this meeting for another item) interjected that they are in the process of modifying the plans and will be sure Conservation receives a copy.  The modification will include lowering the apartment tower and the addition of structured parking.
b) **Soundview Crossing PZC#12-16**. Lot 5, 249 Soundview Ave., request for sewer easement to cross conservation easement area previously conveyed to the City. To the southeast is Summerfield Gardens and to the southwest is Catherine Blakemen. Attorney Dominick Thomas said the surveyor Tracy Lewis discovered the conflict between the conservation easement and sewer easement. Because the conservation easement was already deeded to the City, under City ordinance the Board of Aldermen must approve the sewer easement upon advise of the Conservation Commission.

Jim Tate asked about the existing stone wall at the southern boundary between the new subdivision and Summerfield Gardens. Attorney Thomas said the stone wall would be rebuilt after the sewer was constructed and the area planted to naturalize. Teresa Gallagher asked that no grass seed be planted because people will be compelled to mow grass and it never naturalizes.

*Jim Tate made a motion that Conservation send a letter to the Board of Aldermen indicating that the Commission has no objection to sharing the easement as long as the disturbed areas are naturalized as discussed, and the easement area is delineated with our Conservation Easement signs. Ed McCreery seconded. Tom Harbinson said they would leave the proposed plantings for Teresa Gallagher to review. All were in favor.*

6. **Plan of Conservation & Development Update**: Teresa Gallagher met with the POCD Committee in June. The Open Space Plan of 2009 and associated Greenway Map were given to the Committee and specific sections noted in a handout (included as an image in these minutes below). The Committee seemed particularly interested in the concept of Agritourism as discussed in the Open Space Plan, which would allow for some flexibility in zoning to support agricultural-based tourism, such as Bed and Breakfast.
7. **Budget Status:** Fiscal year 2015-2016 ended June 30 and Conservation had a balance of $5,600 for the year, included several significant expenditures with purchase orders not fully used (Rec Path crushed stone and railings).

Jim Tate asked Bill Dyer about preparing a maintenance plan for the Rec Path, whether City crews do part of the maintenance or it is contracted out.

8. **Communications:** A letter was received from Doosan Fuel Cell America regarding a petition to the Connecticut Siting Council to construct a fuel cell at Shelton High School.

9. **Comments by Members:**

Joe Welsh: On July 23rd, the Land Trust will hold the second organic growing with Guy Beardsley. On July 24, they will have a Sunday evening stroll at their Bushinsky Arboretum.

Ed McCreery: He had a nice lunch with Jack Walsh, who is retiring, and a discussion regarding the Shelton Canal & Locks. Mr. Walsh had some good history and articles to share.
Bill Dyer noted that at the recent Shelter Ridge hearing, the applicant’s attorney said Conservation had overstated the view from Mill Street. Teresa Gallagher responded that the point was that the applicant had depicted the proposed apartment tower only from Bridgeport Avenue, which was misleading because the building would be located on Mill Street and Old Kings Highway. Conservation made its best attempt to depict the structure where it would actually be located because the applicant did not.

10. Quality of Life – Executive Session
   Jim Tate made a motion to go into Executive Session at 7:50 pm for the purposes of discussing potential land acquisitions. Bill Dyer seconded. All were in favor.

   The Commission came out of Executive session at 7:58 pm. No motions were made.

   The meeting was adjourned at 7:59 pm

Meeting minutes were prepared by Teresa Gallagher and should be considered in draft form until adopted at the next meeting. Audio tapes of the meeting are on file in the Town Clerk’s office.