Call to Order
Present: Tom Harbinson, Chairman
Bill Dyer, Vice-Chairman
Jim Tate, Commissioner
Joe Welsh, Commissioner
Ed McCreery, Commissioner

Also
Present: Teresa Gallagher, Conservation Agent
Marianne Chaya, Clerk

A. Call to Order/Pledge of Allegiance
Chairman Harbinson called the meeting of the Conservation Commission to order at 7:00 p.m. All in attendance recited the Pledge of Allegiance.
Chairman Harbinson added an item to the agenda: Development application on Soundview Ave. P&Z Application # 12-15 and 12-16; one on each side of Soundview Ave.
B. Approval of Minutes
Vice-Chairman Dyer MOVED to approve the minutes from the June 6, 2012 Regular meeting. SECONDED by Commissioner McCreery. All were in favor, MOTION PASSED.

C. Public Portion (items not on agenda)
Vice-Chairman Dyer reported that the Trails Committee has a new member, Sandie Kopac. Luis Isaza said he is considering joining the committee. Bill gave the Commissioners a little information about both Sandie and Luis.

D. P&Z Applications 12-15 & 12-16, development applications on Soundview Ave.
Chairman Harbinson stated that these applications were forwarded from P&Z for Conservation to comment regarding the open space. This is for development on both sides of Soundview Ave with the same developer. They had a public hearing last night. They are requesting a response from Conservation by August 9.

Chairman Harbinson presented the drawings for the Commissioners to review and comment. He detailed the location and some specifics of the property.

Mark Darby, Soundview Crossing LLC, applicant.

Chairman Harbinson noted the existing transitional open space dedicated from Old Dairy that is scheduled to be used for the Constitution Blvd. extension. Mark Darby pointed out the acreage for Parcel A and Parcel B and the Iroquois easement. He pointed out the 100' wide proposed open space areas that are for the proposed Constitution Blvd extension. The Commissioners pointed out that if Constitution Blvd is extended they would use this open space, therefore leaving no open space dedication on these parcels. Mark Darby pointed out that if Constitution Blvd did ever go through the easement would be 65’. There would still be a buffer zone (35’) that could be used for a future walking/bike path.

The Commissioners and Mark Darby talked about some of the other features of the properties including stone walls. Mr. Darby stated he wants to preserve the stone walls as much as we can. He said that he has already had meetings with P&Z where the preservation of the stone walls was discussed. He also said that they propose to join the driveways with one driveway cut.

Most of the discussion centered on the preservation of the stone walls. It was noted that there is city water, no city sewers.

During the discussion Commissioner Tate said he wanted to make sure we could refer to something that was from the original intent of the planning document;
such as our efforts were to preserve that area, it wasn’t like we are now just
dreaming it up. We want the original documents to show there were some nice
stone walls. When someone comes in here at some later time and says he
wants to put a shed. His drawings won’t show that wall. What we want is the
original document showing the intent of preserving the wall. This would give us a
little more leverage in trying to educate the public as to what the character of the
property that should remain. Vice-Chairman Dyer suggested maybe making it a
conservation easement.
Discussion followed.
It was pointed out that Parcel A has 5 acres, proposing 3 lots. Both parcels are
an as-of-right subdivision. Parcel B is 16 acres, with retaining 2 acres for Mildred
Davies. Open space is 72,000 sq. ft. Lot 4 would contain the wetlands.
Discussion continued on the specifics of the property based on the drawings.

Tape 1, Side B
Mark Darby pointed out the stone wall that will be relocated. He also said some
of the stone walls would have to be adjusted based on the sight line from the
street.
Agent Gallagher pointed out areas she would like to see a stone wall for
delineation from the open space. They talked about some ideas for delineation
and Mark Darby said that there is plenty of rock wall to work with. Mark will work
with Agent Gallagher regarding the open space delineation.
They spent some time talking about the open space dedication.

Chairman Harbinson said that the following comments would be made regarding
Parcel A – Application #12-15, Soundview Ave, 3-lot subdivision to the north of
Soundview Ave.

Commissioner McCreery MOVED to write a letter to Planning & Zoning
regarding Application #12-15, Soundview Ave, 3-lot subdivision, known as
Parcel A as follows: The Conservation Commission recommends P&Z
Commission approves the proposed subdivision. We commend the
developer for its design and efforts to minimize the destruction of the
significant stone walls within the subdivision and the use of a common
driveway to minimize the curb cuts and minimize the excessive impervious
surface areas. We urge the P&Z Commission to attach the following
conditions to the approval:
1) Shown on the map, the stone wall along Soundview be retained as much
   as possible except for the proposed driveway cut.
2) The stone wall to the rear of lot #3 along its northeasterly boundary with
   the proposed open space be preserved to the north of the septic field area.
3) The approximately 100+/- feet of stone wall that needs to be removed in
   construction of the common driveway and lot #2 be relocated to the extent

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practical along the road frontage of Soundview Ave. as offered by the developer.

4) The Planning & Zoning Commission consider a conservation easement that incorporates the stone wall and the foliage to the northeast of the stone wall along the rear of lot #3, subject to the right of future owners of lot#3 to come before the Planning & Zoning Commission and propose accessory uses that would not be inconsistent with the conservation easements within that triangular piece of parcel.

5) Before any clear-cutting that the developer mark the proposed limits of clearing as shown on the proposed map.

6) Before any CO issued for any lots that the developer mark the open space with the appropriate signage as required with the Planning & Zoning regulations.

7) The open space is to be designated as transitory open space in a manner similar to Old Dairy Estates as not to mislead any potential future homeowners of the possible usage of the open space in the future.

8) Iron pins be surveyed and pinned at the open space boundaries before any issuance of a CO on the lots.

SECONDED by Chairman Harbinson. All were in favor; MOTION PASSED.

Chairman Harbinson stated the following motion is for Application #12-15, Parcel B, a 7-lot subdivision, retaining the existing home of Mildred Davies on the northwest corner:

Commissioner McCreery MOVED to write a letter to the Planning & Zoning Commission regarding Application 12-16, Parcel B, on the southern boundary of Soundview Ave. The Conservation Commission recommends to the Planning & Zoning Commission approval of the proposed subdivision with the proposed designated open space. We commend the developer for its design and efforts to minimize the destruction of the significant stone walls within the subdivision and the use of a common driveway to minimize the curb cuts and minimize the excessive impervious surface areas. It is noted that the relocated stone wall property from lot #1 to the property line between lot #1 and lot #7 is noted on the plan SP-2 and should be attached as a condition of approval. We urge the P&Z Commission to attach the following conditions to the approval:

1).That the wetlands area in the setback be delineated before the start of construction to insure no encroachment in the regulated area.

2). That stone walls that are removed in conjunction with the construction or site preparation of lots 2 and 3 be used to the extent possible to be
reconstructed to delineate the boundary of the open space along the boundary of the 7-lot subdivision.
3) The proportions of the stone wall that need to be removed for sight line clearance that the stones be reconstructed along the northeasterly end of the subdivision (where it is low)
4) Iron pins be surveyed and pinned at the open space boundaries before any issuance of a CO on the lots.
5) Before any clear-cutting that the developer mark the proposed limits of clearing as shown on the proposed map.
6) Before any CO issued for any lots that the developer mark the open space with the appropriate signage as required with the Planning & Zoning regulations.
7) The developer should work with the Conservation staff to review the natural resources on the property prior to construction.
8) The open space is to be designated as transitory open space in a manner similar to Old Dairy Estates as not to mislead any potential future homeowners of the possible usage of the open space in the future.
9) The specimen trees along Soundview Ave. needs to be coordinated in terms of impact on the development with the city tree warden.

Vice-Chairman Dyer asked Mark if he plans on doing any clear-cutting. Mark replied that no, the more work that is created to destroy can cost money and deteriorates the property value. The intent of any subdivision is to keep somebody’s property values as precious as what we can, to a certain extent. Most people would like some type of barrier between their neighbors.

Tape 2, Side A

Chairman Harbinson SECONDED the motion. All were in favor; MOTION PASSED.

E. Shelton Lakes Recreation Path, upgrade to handicapped-accessible standards

Vice-Chairman Dyer reported that the entire route parallel to Oak Valley Rd has been cut and cleared. The contractor has submitted a milestone invoice in the amount of $7500. I propose we approve this for payment. The total contract amount is $29000. He has completed the required work, and then some, for this milestone billing. Everyone from the Trails Committee has been out to the site and has reported favorably. There are just a couple of trees left to be cut. The base of the path has been put in with millings.
Commissioner Tate asked how much of the work has been completed to date and Vice-Chairman Dyer said he has done at least 50%. The percentage completion is in excess of the percentage of the contract milestone billing. **Commissioner McCreery MOVED to approve payment in the amount of $7500 to Pruzinsky & Sons for the milestone invoice for work completed on the Rec Path. SECONDED by Chairman Harbinson. All were in favor; MOTION PASSED.**

Vice-Chairman Dyer continued the report by saying the contractor is bringing in the finished process material. He has put in the 18” pipe underneath the Rec Path which leads to the 18” pipe under Oak Valley Rd. They still have to bring in some rock that will be put next to the wetlands to give us a better slope. The completion of the Rec Path will likely be at the end of this month. We should consider thinking about having a Rec Path completion event, maybe sometime in October.

**F. Trails Committee Report**

Vice-Chairman Dyer reported that this Saturday the Trails Committee members are going to go out and determine where the remaining bollards need to go. Chairman Harbinson will go out and drop them off at the various locations. Bob Pruzinsky will install them for us. We will also go out and determine where the removable bollards need to go. Once we have that information we can get with Orange Fence to get the quote.

Regarding the continuation of the Paugusset trail, Vice-Chairman Dyer talked with Royal Wells about using some of his property for a trail extension. He has agreed to see what we have in mind.

We are talking about maybe having a guided hike at the end of this month starting on the Rec path at Oak Valley trail to Eklund Garden. Agent Gallagher explained how she blazed the trail with flower blazes for people to follow. The trail route is just less than 2 miles. The Commissioners asked Agent Gallagher about how the community gardens are going. She reported that they are doing great, especially the one off Long Hill Ave. There are a lot more people this year investing in raised beds and trellis’ with perennial gardens. The water situation is also good. She said that several people are trying to attract birds to the gardens to keep the bugs in check.

There were 2 expenses submitted for reimbursement for gasoline for the power tools and keys.

**Commissioner McCreery MOVED to approve the expenditures of Terry Gallagher and Richard Skudlarek for gasoline for the power equipment and keys. SECONDED by Chairman Harbinson. All were in favor; MOTION PASSED.**
Vice-Chairman Dyer reported that there is one Boy Scout project complete. Liam built the lower bridge at Birchbank. Mike is still raising funds for the upper Birchbank bridge. Gabe has his design of the bridge going over to the island at Hope Lake and will be meeting with Inland Wetlands at their next meeting.

Chairman Harbinson stated that Agent Gallagher needs to purchase a display rack for the Community Center. The cost is $200. Commissioner Welsh said that Modern Plastics has a showroom and they have display racks. He suggested Teresa go check it out.

G. Open Space Trust Account
No update.

H. Budget Status
Agent Gallagher presented the most recent budget report (thru June 30). We don’t have a printout of the recent transfers.

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

1. Old Applications/Monitor/Follow-up
None

2. New Applications
See Item D

J. Communications
- Chairman Harbinson stated that Agent Gallagher needs to purchase a display rack for the Community Center. The cost is $200. Commissioner Welsh said that Modern Plastics has a showroom and they have display racks. He suggested Teresa go check it out.
- Membership renewal for CACIWC. Agent Gallagher should coordinate with John Cook for just one membership renewal.
- ATV activities at French’s Hill. Agent Gallagher reported she sent a certified letter to the abutting homeowner of the one who I suspected built a trail. Days later I went out and found that he obscured the access trails, blocked them off with wood, and rebuilt the stone wall. I got several phone calls and tips from neighbors. I then sent out a couple of certified letters to various homeowners that may have ATV riders going on to the open space. I didn’t accuse anybody of anything. I just let them know what the rules are and the state statutes. I went out and put up some signs and blocked off the trails. A homeowner off of Sagamore told me
that since I sent this correspondence and did the work up there, there has been no ATV activity. Some of the homeowners told me that at times they called the police and the Mayor’s office regarding the activity. No one from the Police dept. or the Mayor’s office ever told me that there was any activity going on in the open space.

Tape 2, Side B

K. Quality of Life – Executive Session (land acquisition and security issues)
Chairman Harbinson MOVED to go into Executive Session at 8:50 for the purposes of discussing land acquisition issues and potential security issues. SECONDED by Commissioner Welsh. All were in favor: MOTION PASSED.

Chairman Harbinson MOVED to return to Regular session at 9:10 P.M. SECONDED by Commissioner Tate. All were in favor; MOTION PASSED.

No motions were made in Executive Session.

L. Comments by members.
Vice-Chairman Dyer emailed the Commissioners about a children’s garden idea that maybe some organization might want to spear-head, such as the Lions Club. The idea is a garden put in next to a playground. Chairman Harbinson suggested that at some point in time they might want to consider installing benches off the Rec Path in various locations. Agent Gallagher said that the Mayor has been trying to get people to adopt garden spots around town.

M. Adjournment
The meeting adjourned at 9:15 pm.
The next regular meeting is Wednesday, August 1, 2012.

Respectfully submitted,
Marianne Chaya
Clerk, Conservation Commission