Conservation Commission Meeting Minutes  
September 1, 2004  7:00 p.m.

(These minutes will be formally presented to the Commission on October 6, 2004 for their approval.)

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1.0 **Call to Order/Pledge of Allegiance**
   
   Co-chairman Terry Jones called the September meeting of the Conservation Commission to order at 7:11 p.m. in the Shelton City Hall, Room 303. The Pledge of Allegiance was recited.

   Attending:  Terry Jones, Jim Tate, Tom Harbinson, Joe Welsh, Ed McCreery, Bill Dyer, Jimmy Pjura, Conservation Agent.

   Not Attending:  Harriet Wilber, Hank Lauriat

   Guests:  Joan Donofrio, Mayor Mark Lauretti

2.0 **Approval of Minutes of August 4, 2004**
   
   At 7:12 p.m. Tom Harbinson made a motion to approve the minutes of August 4, 2004. Jim Tate seconded the motion. All in favor; motion passed.
3.0 Public Portion
Joan Donofrio handed out a map of the suggested property boundaries per Tracy Lewis Plot Map, dated 5-25-2001 (revised) of the property she would like to sell to the City, "Above the Overlook", to the Commission. She highlighted and pointed out different boundaries of the property. The suggested southeast property line is bordering the Severson property. The already established southwest property line borders the Walsh property, the Laing property, and the access way to her property. She discussed her calculations in regard to the areas of the property. She stated the property she owns is 9.6451 acres, plus the access way to her house which is 0.01784 acres, resulting in a total area of 9.8234 acres. Also, determining the property lines, Ms. Donofrio stated the estimated acreage of her house lot is 2.9102. In her discussion, she stated the total area of 9.8234 acres, subtracting her estimated acreage of 2.9102 would leave approximately 7 acres available for sale.

Terry J. said grant funding would be an option for the property. Ms. Donofrio said she paid for the survey when she purchased her house. She gave the Commission two large copies of the map of this property. She said she was at the Commission’s meeting to say what she would want for her property. Terry J. said it would be in the bounds of the Commission to get information so the Commission will have the knowledge to be ready for a judgment of whether to recommend purchasing the property.

At 7:20 p.m. Tom Harbinson made a motion to go into executive session for the purpose of discussing land purchase. Jim Tate seconded the motion. All in favor; motion passed.

At 7:30 p.m. Tom Harbinson made a motion to come out of executive session back into regular session. Jim Tate seconded the motion. All in favor; motion passed.

At 7:31 p.m. Tom Harbinson made a motion giving the information that was discussed in Executive Session in regard to a potential land purchase, that we compile the information and ask our chairman to contact the
Mayor and inform him of all the data that we discussed. Jim Tate seconded the motion. All in favor; motion passed.

Ms. Donofrio thanked the Commission for their time and left the meeting.

4.0 Report of Jim Ryan – Enterprise and Commerce Park
Jim was unable to attend the meeting.

5.0 Subdivisions
- Shelton Heights Industrial Park, Lot 32, Vince Cuminotto
  Harriet W. spoke with Vince Cuminotto, the developer, who asked to be put on the agenda for tonight’s meeting. He wanted to construct a walking path in the proposed greenway area along Constitution Boulevard. He called Harriet to tell her he was not coming to the meeting. The path would be too steep, 18% grade.

  In a discussion on his development, the dedication of the land to be part of the greenway was talked about. Tom H. said they were going to put an easement on it to start and then it would be dedicated as open space at the completion of his project to continue the whole greenway down the property. The Commission looked at a map of the property. Terry J. said when reading the minutes of the meeting, it was supposed to be a conservation easement. Tom H. agreed with Terry J. Terry J. asked Jimmy P. if he could verify that with Rick Schultz and report back to the Commission at the next meeting. Jimmy P. said yes.

  Tom H. told Jimmy the Commission does not want a conservation easement at the end of the whole process. The Commission wants it as open space. Tom H. stated to Jimmy P. the conservation easement is temporary in nature.

- Independence Drive, 4 Lot Subdivision
  Jim Tate stated the Commission should wait for Ed McCreery.
- **Soundview Avenue and Maple Street, 2 lot Subdivision**
  Tom H. asked if there is an application. He found the application which is No. 0436. He said it was an extra lot with an existing house off of Maple Street. It has 2.44 acres to be split into two lots.

  The Commission looked at a map of the property. Tom said there is no open space that abuts it and no open space it would link to. It would be fee in lieu of.

  At 7:35 p.m. Tom Harbinson made a motion in regards to the 2 lot subdivision on Maple Avenue, application 0436, the homestead parcel of Mark and Theresa Tambura that the Conservation Commission recommends a fee in lieu of open space due to the fact that there is no adjacent open space and no potential linkage to current or future open space. Jim Tate seconded the motion. All in favor; motion passed.

- **Wabuda Farm Subdivision, East Village Drive**
  This will be discussed at the next meeting.

- **Any Pending**
  There are no subdivision pendings at this time.

The Honorable Mayor Mark Lauretti of Shelton entered the meeting at this time. Tom H. was going to put the Commission in executive session. The Mayor stated that it is not necessary for an executive session now.

Terry asked the Mayor if there was a meeting of the Board of Aldermen downstairs tonight. The Mayor said an item on the agenda was a recommendation to put on November’s ballot a proposed allocation of open space money in the amount of 3 million dollars. The Mayor said it was approved and will be on November’s ballot.

The Mayor presented a map which he said was a combination of the property he bought and the Emhart Company. He stated Emhart Company is on the agenda for the September 9th Inland Wetland Commission’s meeting for an approval to do their remediation of the
The Mayor thought it might be beneficial for the Conservation Commission to understand the history of the contamination on the property because there was some criticism levied against the Conservation Commission for not recommending the land for purchase by the City for open space before the Mayor bought it last December.

The Mayor told Terry this was an opportunity for the Commission to understand what went on regarding this property; what is actually problematic, and what isn’t. What will be corrected and what will stay left alone.

Looking at the map, Mayor Lauretti said the property was a twenty acre piece at one time and pointed to where the factory was on the balance of the land. There were a number of environmental remediation activities that have already taken place and there are a number of violations that have occurred over a twenty to thirty year period. He pointed to the capped lagoon that is located on the property he purchased from Emhart. He said he took the remainder which is 9.2 acres. He stated he has an option on the balance of any portion of the land any time he wishes to exercise it. He intends to exercise that right at least in part and not in whole because this capped lagoon is a metal hydroxide pit that had occurred in the early 80’s and was under EPA citation and DEP for corrective action. A lot has been done on the property overtime and what’s left now is some small remediation in certain areas. There will be 300 cubic yards dug out and replaced. He stated everything else in this area, except the capped lagoon, if there is any trace of metals there, they are well below the residential standards. How they got to this point was that metal hydroxide lagoon was originally capped, there was faulty construction, and a year of inclement weather.

Jim T. asked if that area is scrub or grass now. The Mayor said it has a synthetic cap on it with rip-rap over it with some overgrowth around it. Jim T. said it is a big stone pile. Jim T. wondered if it could still be filled and covered. The Mayor said he
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doesn’t know what will happen, but it is worth some discussion.

The Commission and the Mayor discussed the map.

The Mayor said there is an established overgrown roadway down to the river and when Emhart does the remediation, they will access his property for a staging area. He stated this is a complex wetlands which is a freshwater tidal zone which is very rare.

The Mayor said the Wetlands Commission will require Emhart to get a permit for the remediation and go through DEP and the Army Corps. for the meeting on September 9th. He said probably at the end of the September or October meeting he will be before the Wetlands Commission and PZC. The Commission said it should walk the area an hour before the next meeting to make considerations for open space. Tom H. said the Commission will meet at 6:00 p.m. at the property to have a feel for it when it has to comment on it.

Ed Mcreery asked if the Mayor had to get any zone changes on the property. The Mayor replied it was dependent on the use. He said this portion was an AE3 and another portion was R1 with an SDA overlay on it. He said the sewer and water are already there.

In other business, Terry J. mentioned in regard to the tribute to Joe Pagliaro, placing the Charter Oak at the memorial at the walkway at the Riverwalk, there is a lot of enthusiasm.

At 8:00 p.m. Ed McCreery made a motion to move to Item 14, Riverwalk – Jim, Harriet on the Agenda. Seconded by Joe Welsh. All in favor; motion passed.

Terry J. said Harriet W. agreed, if the City wanted to move forward, the Conservation Commission should take some of its budget money for the tribute planning.

Jim T. met with Jim Ryan, director of Enterprise and Commerce Park, and told Jim R. that he and his firm stand to help in any way they can. He said there are many people involved in the situation, but no one has directed him as to which way to proceed. The Mayor
stated people have mentioned to him to create an area that would be dedicated to people for good community service over a length of time and this would be the beginning.  Terry J. said the Commission agreed to use the Charter Oak which Terry J. has in his nursery to be part of the landscape.

In addition, Terry J. said an informal group got together at Jim Ryan’s office for a meeting on the subject.  People from Rotary, Jack Walsh, Jack Ribas from the Boy’s Club, Fred Musante, Jim Ryan, and Terry J. were in attendance to make plans for Joe Pagliaro’s service to be held on October 4th.  They hope to have a conceptual schematic display of the memorial presented at the October tribute service. Terry J. stated it has to be a municipal project with the approval of the Mayor and the Board of Aldermen.

The Commission and the Mayor discussed various locations along the river for the memorial which would determine the design of the project and the funding.  The Mayor said the Riverwalk will be extended because the City received a grant for 1 million dollars and will be part of the action with the already approved area, but it will take some time.

Jim T. stated Jim Ryan does not want to spend any money to do a design now but wait to see what will happen.  Jim T. said he doesn’t know if he wants to do it because the design has to be believable, and he doesn’t know if he can spend the time and put aside his other work to do this project.  Ed M. said the memorial committee isn’t set on its plans, and if our Commission hires Jim T. to do it, it will not happen right now. Terry J. said the memorial committee was looking for a commitment to do the planning in the future.

The Mayor said to wait and let some major events unfold.  He thinks by the first of the year things will get going.  Jim T. will meet with Jim Ryan to get something together. Terry stated to use Harriet’s suggestion to utilize the Commission’s Outside Services budget to help with the design.
In other business, the Commission and Mayor discussed the Board of Aldermen’s meeting held in the City Hall that evening. The Mayor left the meeting.

- Independence Drive, 4 lot Subdivision
  Terry stated he wanted to get a letter on file to treasure the back part of the property that overlooks the wilderness and doesn’t want the house on lot 4 to negatively impact the adjoining City-own land. The Commission looked at a map of the property and said the map was changed from the last meeting. It was compared to the map presented at the last meeting.

At 8:40 p.m. Ed McCreery made a motion the Commission should write a letter saying the Commission reviewed the overall site plan of Mountain Laurel Ridge as revised August 18, 2004 and we think it is an improvement over the initial plans.

Terry J. suggested the Commission should walk the site.

Ed M. continued with the proposed contents of the letter. It was suggested that because some of potential open space surrounding City open space, the conservation easement should have no cutting along the 460’ elevation line until such time as it turns to the westerly direction and continues on across to the north.

Jim T. asked when Independence Drive came in as a subdivision, what was this area in front, along Independence Drive. Ed. M. answered this is a capped landfill from the old Sponge Rubber. It is listed on the maps as open space that was never dedicated to the town because that was one of the first conservation where the town wouldn’t accept it, so the bank formed a separate corporation to retain title to that and sold everything else to Toll Brothers. The bank had foreclosed on the subdivision.
Ed M. stated it is not open space, but the people in the area think it is open space. Ed M. said there was not a deed restriction on it when the subdivision was approved. The Commission discussed the presumed open space and the foreclosure. Ed M. said it was a capped landfill that has not been remediated. They did not take everything and dig it out. It is capped and has all the permits in place to leave it alone. Ed M. stated a resident on the property should be very concerned because there is going to be digging around the capped landfill and breaking the cap. DEP permits should have been obtained for permission to dig around a landfill lot.

Terry J. stated that if this moves forward, we need to protect the integrity of the back part and not get involved in specifics at this point. Jim T. answered that he didn’t want to be a part of saying this is O.K. now.

Ed M. stated that the letter should read that the Commission has reviewed the application. Our first issue of concern of the Conservation Commission is that we suspect that, although the Toll Brothers apparently never acquired this parcel, and the City never accepted it as open space, many of the residents believe that it is open space. The residents ought to be given appropriate notice of this application.

Our second issue of concern is that the proposed driveways are going over a state DEP approved capping of a waste dump site. The Commission thinks that all the land use commissions in Shelton should insist that the developer establish to the town’s satisfaction that the DEP has approved such activity.

If these concerns are addressed and if the subdivision is approved, the Commission would note that it favorably reports on the proposed open space provided all land use boards should be made aware that the southeasterly, northeasterly, easterly, and southerly boundaries of the property are surrounded by City open space and it is very
important to protect not only the open space that they have offered to the City so it not be clear cut or encroached upon by construction, but there also be a conservation easement across the southeasterly boundary of proposed lot 4 for a distance of..... Ed M. stopped the letter due to Terry J.’s interjection.

Terry J. interjected and said before the number of picked, he would like the Trails Committee go on site to be sure. Tom H. said it will be this Saturday to walk the area.

Tom H. stated the developer has made an application to the Wetlands Commission. Ed M. said to get the letter out because the Commission doesn’t want to get behind because it waited too long. These are issues Wetlands Commission should be concerned about because there is a wetlands bridge crossing there on the driveway.

The Commission discussed its many concerns of the subdivision.

Jimmy P. said Rick Schultz told him there will be a public hearing on the subdivision, but there is nothing on it, yet.

Ed M. stated we have to get the letter done.

The letter is as follows:

The Conservation Commission has reviewed the proposed Mountain Laurel Ridge resubdivision map of Parcel 5, as revised on August 19, 2004. The Commission must first note this map is a revision of the initial proposal that the developer came before our Commission. The Commission will point out several concerns about the application.

The first concern is that the proposed application shows an unnecessary multitude of driveways, and if the application is approved by the various land use boards, it seems to be no reason why one common driveway cannot service how ever many lots are ultimately allowed. It further appears in having a
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multitude of driveways is inconsistent with the neighborhood character.

Next, the Commission would express its concern that access to the proposed lots is going across property that is a previously capped landfill that we understand obtained DEP permits to be closed and capped. We think the applicant ought to be forced to prove to the satisfaction of the other land use boards that they have received a written determination from the DEP that the proposed activities will not interfere with the cap and are otherwise permitted by the DEP. We think the neighbors have to be given appropriate notice of all hearings in conjunction with this application. The Commission is concerned that, although the land was never accepted or acquired by the City of Shelton, and has never been official open space, the neighborhood no doubt assumes that this is open space.

Next, the Commission would comment on the proposed open space. In that regard, the Conservation Commission notes that the existing Turkey Trot Trail is already established along the southerly boundary of this property and that the City owns open space on the northeast boundary, on the easterly boundary, and on the southerly boundary of the property, and there are very important wetlands and scenic overviews of heavily treed areas. The integrity of the vistas into this area should be preserved as well as providing a buffer to the existing Turkey Trot Trail.

To accomplish these important City goals, we think it is very important to:

a) Accept the proposed open space of 6.596 acres as shown on the proposed map provided that if the land use boards reduce the number of lots, additional open space be provided to the town.

b) Place a conservation restriction along the southeasterly rear portion of proposed lot 4 at a distance that would in essence parallel the
southeasterly rear borderline of lot 3 and be 350 feet north of the southeasterly property line.

c) Urge land use boards to require a conservation easement 50 feet in from the southerly boundary of proposed lot 3, again prohibiting any clear cutting of the tees contained therein, so as to preserve the integrity of the Turkey Trot Trail.

d) Urge the land use boards to require a condition of approval of proposed pedestrian easement to open space so that there maybe access from Independence Drive.

e) Urge the other land use boards to require a deed restriction to enforce the conservation easement as shown bordering Independence Drive so that there will be no question that there will be no construction within that area anytime in the future.

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

Tom H. will review the letter and send it to Commission members for their input.

6.0 Communications

Since Harriet W. could not attend the meeting, Tom H. presented the Communications. The following communications were received:

a) Connecticut Association of Conservation Inland and Wetlands Commission’s Habitat newsletter.

b) Connecticut Wildlife Publication of the DEP. There is an article of the 75th Anniversary of the Blue Blaze Hiking Trails regarding the Connecticut Association of the Blue Dot Trails. The color blue was chosen because it was the best color that shows up at dusk.

c) A copy of Department Environmental Protection tentative determination intent to renew the discharge permit at the Waste Water Treatment Plant of Shelton. The plant currently discharges secondary treated waste water into the Housatonic River at a rate of 2,750,000 gallons a day and it will be increasing that to 4 million gallons per
day of advanced treated municipal waste water after completion of the expansion and upgrade of the plant.

d) The Farmland Preservation Pathfinder. The organization is seeking nominations for the 2004 Farmland Preservation Pathfinder Awards to be presented at the Big E. Last year Terry J. won it for private sector. They have an Education Award, Public Sector Award, and Private Sector Award.

e) Response to Charter Revision Commission
Terry J. asked if there are any matters on the City Charter that the Commission wants to add input. Jim T. said he was not aware of any issue on the City Charter. Tom H. said he had an issue on the Charter. When they were voting to purchase the Klapik property, one alderman always voted to abstain. The Charter, rather than be a majority of the quorum voting, specifically states you have to have four affirmative votes when the Board of Aldermen pass something. So, when there is a quorum of six people, if one abstains, only five are voting. Four of those five have to vote for it for it to pass. He said that is not right. Ed W. said that is not Robert’s Rules. Robert’s rules states once you have a quorum, even if there was disqualification of four of the six, two could still pass the item.

Tom H. stated since he already wrote a letter about the subject, he will E-mail another letter to everyone to see that it seems O.K., he will put it on letterhead and send it from the Commission.

f) Response to Board of Aldermen about Request to Sell Lot 20, Frank Drive
The City owns the property and someone is requesting to buy it. The City has this procedure to sell City property and wanted to know if the property in question has open space, conservation or recreational value to the City now or in the future. The Commission discussed a map of the property.
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At 9:07 Tom H. made a motion that the Commission write a letter to the Board of Aldermen, responding to its August 12, 2004 letter, request to sell lot 20, city-owned lot on the corner of Frank Drive and Wigwam Drive. The Commission had it listed on its open space map on page No. 4 as NC14. It offers to connect to possible future open space and has characteristics of natural wooded open space, with historic stone walls, and improves the streetscape.

Ed McCreery seconded the motion; All in favor; motion passed.

g) Response to Survey from PZC for new Plan of Conservation and Development.
Jim T. asked the Commission the questions on the survey and wrote the responses as follows:
1. What do you especially like about Shelton and how it has developed?
   Answer: Balanced growth: residential, office, commercial, farmland, and open space.
2. Is there anything about how Shelton developed you do not care for?
   Answer: Conversion of commercial space to residential high rise, high traffic generating retail, high density of developments on small parcels of land, no consideration for the preservation of the canal, no following through of the developers honoring the open space and marking it to prevent intrusion upon it.
3. What would you like to see encouraged in Shelton?
   Answer: The completion of the Recreation Path and the extension of the Riverwalk up to Indian Well State Park, planned acquisition of open space, more affordable housing.
4. What would you like to see discouraged in Shelton?
   Answer: No large chain retail, hi-rise development.
5. What do you see as the greatest need in Shelton in the next ten to twenty years?
   Answer: Preservation of the remaining farmland, maintenance of City parcels, improvement to traffic generation.
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6. What do you see the greatest challenge facing Shelton in the next ten to twenty years?
   Answer: Traffic generation, creation of more housing stock to satisfy the 10% state mandate of affordable housing, by being more innovative in its creation of more housing units, creation of more sewer districts to allocate its limited capacity.

Jim T. stated the Commission was finished with the questionnaire. He added the Commission should be at the meeting on September 16th at 7 o’clock.

7.0 PUAC: Plan Update Advisory Committee – Jim, Tom
   Tom H. said the Committee is still trying to get a Board of Education plan. Their next meeting will be the Public Informational Meeting for Conservation.
   Definitions of Open Space – Ed
   Not addressed at the meeting due to pressure of time.
   Acquarian Land in Shelton – Joe
   Not addressed at the meeting due to pressure of time.
   Coordination with Other Groups – Jim
   Not addressed at the meeting due to pressure of time.
   Permission to Update the Plan – Jim
   Not addressed at the meeting due to pressure of time.

8.0 Ordinance for Conservation Easement Violations – Ed, Tom Welch
   Tom Welch was unable to attend the meeting.

   Ed M. and Terry J. spoke with Tom Welch. Ed M. said the city giving the Commission authorization to sue homeowners for cutting down the trees is very slim. Therefore, Tom Welch told him to pursue it as an ordinance and he will send the Commission commenting on the ordinance.

   Terry said Tom Welch said, when he spoke with him, to have the violation documented and to create a file, then report the violation to the Board of Aldermen and let them deal with the problem.

9.0 Modifications of PZC Subdivision Regulations – Ed
   Ed M. said he has not done it, yet.
10.0 **Trails Committee – Bill, Jim, Tom**

1. **Trails Equipment**
   a. **Gator** - Jimmy P. will get the specs from Martinka for the Mayor to study so the Commission can use the grant money.
   b. **Storage Shed and Equipment** - The Echo EMS built a beautiful shed 12’ by 18’ behind their facility for the gator and for their equipment such as bicycles and tools. They paid $6,000 for site preparation and shed. Bill D. suggested the Commission pay 1/3 of the cost of the shed because it is for the benefit of the Commission and is storing the gator. Bill D. said he will bring it to the attention of the Commission at a later meeting.

2. **Scout Projects**
   Adam Cleri has chosen as his Eagle Service Project to build a kiosk and bridge at the Turkey Trot Trail entrance.
   Jim T. asked Bill D. if the Commission really need more kiosks. Jim T. said now there are four kiosks and the same information is on them. He added it is another maintenance item and what does the sign kiosk do for us. Bill D. answered it provides a map and the birds in the area.
   Tom H. said the Scouts have done the same kind of project several times in a row. Jim T. thought the bridge was a great idea, but didn’t think the kiosk is needed because kiosks are not related to the trails very much. He said they have to have a purpose, such as a warning.

   Jim suggested the Scouts could build part of the Recreation Path. Ed M. said five kiosks are fine, but now there will be moratorium on kiosks, unless there is a good reason for one. Jim T. said the Commission would like to have input and asked Bill D. for a list of 10 good Eagle Scouts projects that would help the trail’s organization because it would help with funding.

   The trails committee will meet with Lesley Lewis of DEP on September 9th to discuss the trails committee’s $49K grant application for a pedestrian bridge and railings over the Silent Waters Dam. Bill D. said he would like a kiosk
built there because it would describe how this dam was built and why it is unique historically.
Jim T. said O.K., it should be a part of that.

3. Trails Publicity
Not addressed in the meeting due to pressure of time.

4. Grants – Funds remaining in two previous grants?
The Commission told him to talk to Sandy Nesteriak.

5. Recreation Path
a. A letter was to Mayor Lauretti to discuss issue of area from Pine Lake Bridge to Meadow Street. He agreed to meet with the Trails Committee to talk about what needs to be done at the Pine Lakes bridge to Meadow Street section. The Mayor volunteered City employees and millings to create a part of the Recreation Path in that area. The Trails Committee and the Commission will meet on September 7th to review the details. The Mayor agreed to meet the Trails Committee at the site to review and plan action.

b. Turkey Trot Portion – Most of the work required (rock and stump removal) has been done, one area needs fill, and a more permanent surface (millings or rock dust) is needed. The Committee can clear a path to the Route 108 crossing at Constitution Boulevard.

c. The plan is to cross Route 108 at Constitution Boulevard and go parallel to Nell’s Rock Road through the woods past the white house, and hook up with the existing trail.

d. What is the current and long term plan for the white house at the corner of Route 108 and Nell’s Rock Road?
Tom said it will eventually become a parking lot. Terry J. told Bill D. to talk to Sandy Nesteriak about the terms of the lease of the white house which a man has with the City.

e. Huntington Woods – A plan to layout path will be done in November after die-back, and will include details for use of $60K from contractor. Hopefully, they will have access to the slight piece of Basil Kikovsky’s property needed, either own it or obtain an easement.
6. Work Project Schedule
   a. There is a work project scheduled at the power line crossing of Route 108 at 8:00 A.M. at Saturday. Also a work party is planned for September 18th.

In other business, Terry J. said on September 17th he has an invitation from the Connecticut Forest and Parks Association for the Commission to attend the Connecticut and Forest event to give exposure to the trails. He would like the names and addresses of the Trails Committee members for invitations. Tom H. will send him the addresses.

In relation to the trails, Tom H. asked Jimmy P. to get in touch with John Cook and get an extension of the Commission’s Inland Wetlands permit for the clearing of the Recreation Path.

11.0 Open Space Inventory - Jim
Not addressed at the meeting due to pressure of time.

12.0 Report of Conservation Agent – Jimmy Pjura
   a) Landkeepers Program
      The Landkeepers Program is holding steady.
      He has 16 members.
   b) Violations of Open Space
      - Permain Road
        The issue has been resolved.
      - Nature’s Way
        Jimmy P. and Tom H. are going to measure the conservation easement.
   c) Hanging of Open Space Signs
      - Old Subdivisions
        Jimmy P. hung signs on Red Spruce Estates, and at Huntington Wood.
        Subdivisions that he did sign or did not require signing, or gave fee in lieu of are: Meadow Woods Subdivision, Huntington Estates Subdivision, Waterview Landing, Turtle Rock Estates, Trolley Bridge Condos, Hidden Meadow Estate Subdivision, Red Spruce Estates, River Highlands, Audubon Preserve Subdivision and Crystal Lane Estates Subdivision. That’s all he has at this time. He has 9 more to go.
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- New Subdivisions
  Joe Welsh mentioned to Jimmy P. about Boehm Pond Woods. The subdivision on Winthrop Road is still not signed. They are getting close to the open space borders with the lots they are going to cut in. Jimmy P. said he spoke with Jimmy Blakeman who will contact Jim Swift. Jimmy P. will call Jim Swift.

13.0 Personnel Discussion – Executive Session – Terry, Harriet

Terry J. stated Jimmy Pjura has been with the Conservation Commission for a year and is due for a raise. The Commission should go into executive session.

At 9:55 p.m. Ed McCreery made a motion for Jimmy Pjura to be so kind to excuse himself. Tom Harbinson seconded the motion. All in favor; motion passed. Jimmy Pjura left the meeting. The machine was turned off.

At 10:03 p.m. Ed McCreery made a motion to come out of Executive Session; seconded by Tom Harbinson. All in favor and the machine was turned on.

At 10:04 p.m., for the record, Ed McCreery made a motion whether we had the authority or not to recommend to the City that Mr. Pjura’s salary for his part-time position be raised by 10%. Seconded by Jim Tate. All in favor; motion passed.

Ed McCreery asked that Jimmy Pjura be asked to come back into the meeting and the Commission made a recommendation that will be passed to the Mayor and see what the Mayor does with it.

Ed M. suggested the Commission ask the chairman to put on the Agenda an executive session for the next meeting to discuss personnel issues.

Jimmy Pjura returned to the meeting.
d) Letter to the Mayor Regarding Grass Composition, Elizabeth Shelton School Compost Site, Recreation Path, Nells Rock Road Site, etc.
Jim T. asked if there is anything we can do as a Commission to resolve this compost situation or should we leave it for the City to deal with. Terry J. said his understanding that the purchase of 1/3 of a million dollars cutter mill will solve a lot or problems. Jimmy P. said it will alleviate the problems that exist. Jimmy P. added it will take care of Abbey Wright property and all the stuff should be cleaned up with this cutter mill if they have enough men to feed the machine. It will take a lot of time. Jim T. asked was it approved.

The Mayor’s office would appreciate more time from DEP to correct its compost problems because they are renting a container to allow people to drop off their grass clippings and buying a cutter mill. Joe W. asked if the grass compost bin is set up already. Jimmy P. said the grass compost matter was addressed on the Board of Aldermen meeting on August 12th, and they are moving in that direction.

In other business, Terry J. told Jimmy P. the Commission voted to give him a 10% increase. Jimmy P. thanked the Commission.

e) Installation of Gates
Not addressed at the meeting due to pressure of time.

f) Report on “Above the Overlook”
Previously discussed in the meeting.

14.0 Riverwalk – Jim, Harriet
- Maintenance
- Trees
Previously discussed in the meeting.

15.0 Constitution Park – Harriet, Tom
- Progress
- Bench
Not addressed at the meeting due to pressure of time.

16.0 Southbank – Harriet, Tom
- Sign
Not addressed at the meeting due to pressure of time.
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17.0 **Inland Wetland Legislation – Joe**
Not addressed at the meeting due to pressure of time.

18.0 **Charter Oak – Terry**
Previously discussed in the meeting.

19.0 **Quality of Life – Possible Executive Session – Terry**
No business to discuss at this time.

20.0 **Comments by Members**
There were no comments by members.

21.0 **Adjournment**
At 10:07 p.m. Tom Harbinson made a motion to adjourn.
Seconded by Ed McCreery. All in favor; meeting adjourned.

Minutes prepared by ____________________________
Anita Shortell, Secretary