A. Call to Order / Pledge of Allegiance
B. Approval of Minutes.................................................August 1, 2007
C. Public Portion (items not on agenda).............................see footer notes
D. Trails Committee Report – Bill Dyer
E. Open Space #120.01, Shelton Avenue/Mailer Avenue, proposal to shift property
tlines by Willard Nicholas, 433 Shelton Avenue and maintenance or cutting of
vegetation on open space near pond.
F. Review of P&Z Applications for Subdivisions and/or Developments
   Old Applications / Monitor / Follow-up
      i. Twisted Vine Estates, PZC #07-38, 26-lot subdivision of land abutting
         Birchbank Mountain Open Space, Fox Hunt Road, Okenuck Way, Poe
         Place and Dickenson Drive (Map 174, Lot 11) by EVR Joint Venture
      ii. Avalon Bay Shelton 2, PZC #07-16, Bridgeport Avenue and Huntington
          Street. Modification of Conservation Easement.

   New Applications
      (Applications received between agenda creation and our Regular Meeting may be amended to this
   Agenda at start of meeting by a vote from the Commission.)

   49 Wesley Drive, ZBA #907-3, reduction in rear setback to 6 feet from abutting
   open space for swimming pool.

G. Open Space Plan of 2007 – Review of draft, status. .......All
H. Communications (sent or received)....................................Tom H.
I. Shelton Farm & Forest Protection Program 2005 Applicant 1: Homestead Acres
   i. USDA Review of NRCS and Shelton’s FFPP Grant Award
      1. Appraisal greater than 12 months old, needs updating for
         closing, review quote.
      2. Survey must be done to A2 standard for title insurance, not “D”
         standard as was assumed from the grant. Change of scope RFP
         published, quotes to be opened Sept. 13.
   ii. Avalon Bay Shelton 2
   iii. Open Space Trust Account – status Report. BOA authorized $70,538 to
       be removed from fund to purchase the Old Farm Road property off of
       Burrits and Birchbank Roads.
   iv. Rec Path Grants – Status of grant reimbursement
   v. Ct State Grant of $2500 for Recreation Path. BOA approval rec’d.
   vi. Landkeeper Program: Email sent to Shelton High School headmaster
       encouraging students to apply their volunteer hours towards land
       stewardship, and to Girl Scout leaders asking troop to adopt open space
       properties.

J. Conservation Agent Report..............................................Teresa G.
   i. Open Space Inventory & Mapping – ongoing with Regis
   ii. Community Resource Inventory Committee, first meeting is being
       scheduled.
   iii. Open Space Trust Account – status Report. BOA authorized $70,538 to
       be removed from fund to purchase the Old Farm Road property off of
       Burrits and Birchbank Roads.
   iv. Rec Path Grants – Status of grant reimbursement
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   vi. Landkeeper Program: Email sent to Shelton High School headmaster
       encouraging students to apply their volunteer hours towards land
       stewardship, and to Girl Scout leaders asking troop to adopt open space
       properties.
vii. Far Mill River water quality: HVA is obtaining grant for shoreline assessment. Fall sampling round coming up. Sept 29 event at Ansonia Nature Center will include DEP discussion of macroinvertebrate sampling in the region to date.

viii. Well Spring Estate open space signage. Signage complete between City open space and new development; no signs on opposite side of river, or for private open space areas.

ix. Lane Street fire access road ROW/OS tree to be cut hanging over #129 Lane Street, tree warden is seeking payment from Conservation.

K. Quality of Life – Executive Session (land purchase issues)
   i. Shelton Farm & Forest Protection Program 2006 Applicant 1: MB:M
   ii. Shelton Farm & Forest Protection Program 2006 Applicant 2: MB:W
   iii. Parcel SL:M Tom H
   iv. Parcel SL:K2 Tom H
   v. Parcel SL:B Bill D/Joe W
   vi. Parcel SL:K Bill D/Joe W
   vii. Parcel FM:Y Teresa
   viii. Parcel IB:SS Teresa
   ix. Parcel HR:BB – BOA authorized purchase Teresa

L. Comments by Members ....................................................All

M. Adjournment - Next Regular Scheduled Meeting: ............October 3, 2007