Call to Order / Pledge of Allegiance

Approval of Minutes ...................................................... November 1, 2006

Public Portion .................................................................... see footer notes

Review of P&Z Applications for Subdivisions and/or Developments

 i. Lava Real Estate, PZC#06-27 (Commerce Drive and Bridgeport Ave)
   Aspen Ridge PDD basic development plans. PDD detailed plans not received by
   PZC, IWC accepted for review IWC#06-50 Nov9

 ii. Bishop Development, PZC#06-41 (865 River Road – Old Masters Restaurant)
   Special Exception for Site Plan Approval, drawings dated 2006Jul25, public hearing
   closed Sep26, PZC action taken Nov14 with qualification of review for open space.
   IWC#06-33 accepted for review at October meeting, approved Nov9.

 iii. A&A Brothers Inc., IWC#06-42 (163 Long Hill Crossroads)
   Light industrial and office space (46,000sf) adjacent to Long Hill Greenway. IWC
   accepted for review at October meetings, tabled on Nov9 until Dec14.

 iv. Shelton River Front Development, PZC#06-48 (Upper Canal Street)
   A request for PDD step 1, preliminary review of concept for basic development plans
   dated Oct6, PZC received application TueOct24, CC received plans ThuNov16, PZC
   public hearing held TueNov28

 v. Paez-Hopkins River's Edge Subdivision, PZC#06-50 (206-208 River Road)
   Conventional 2 lot subdivision plans dated Oct4, PZC received application TueNov21,
   public hearing Dec12, no CC review, open space exempt under family relationship
   clause

 vi. Any Pending
   Any applications received between agenda creation and meeting should be amended
   to agenda at start of meeting

GA Communications (sent or received) ............................................ Tom H.

 i. Clear-cutting of parcels (also known as “Tree Ordinance”)
   Draft Ordinance sent to BOA Sep6. BOA president would like to have a joint meeting
   with CC to review. None has been scheduled at this time.

 ii. River Ridge tree cutting (665 River Road)
   John Cook is reviewing the completed restoration plan per IWC Nov9 minutes.

 iii. Referendum
   Results of Nov7 5558 yes (75.2%), 1832 no (24.8%) = 7390 cast. Is representative of
   affirmative ratio throughout all wards.

 iv. Open Space Ordinance
   BOA approved Sep14, by City Charter was effective Oct8, administrated by Mayor’s
   office Nov20. Future reference should be made to Shelton Ordinance#802

 v. Mr. Henry Mileski, (33 Murphy's Lane request to modify conservation easement)
   Update on results of our letter from last month to PZC, any response by BOA

 vi. Birchbank Mountain area (Hank’s concerns with sanitary services, Valley Health)

 vii. Former UI Property on Buddington Road (Nov6 proposal to BOA)
   Received by Mayor’s office Nov9, BOA special meeting held Dec5. Assessor’s
   Map62/Lot11. 2005Dec7 a 10% deposit payment to UI was made ($12,000). Final
   closing on purchase of parcel from UI as Open Space is scheduled for Dec15 requires
   $108,001 final payment. Adequate funds in the Open Space Trust Account.

 viii. Other (Mail, meeting with Town of Orange, 2007 schedule, new CC member, etc)
• Conservation Agent Report ...................................................Teresa G.
  i. **Open Space Trust Account**
      Finance Department report balance as of 10/31/2006 was $199,277.23. The Fiscal Year 06/07 allocation of $50,000 has not been made in accord with Ordinance #802.
  ii. **Project Safe Trails** (signs, mapping, gates - update)
  iii. **Independence Drive**
      Development preparation for Roger Spinelli’s development had dumping of earth on private open space and street’s right-of-way. Alderman requested attention.
  iv. **220 Soundview Avenue Open Space Encroachment**
      Monitor status for corrective action in spring based on our Nov meeting results.
  v. **Waterview Landing**
      Cutting of trees along community open space occurred ThuNov9 @ 12pm. Video of incident area uploaded to video.google.com. Follow up by P&Z.
  vi. **129 Lane St, Scenic Lane Estates**
      Update on results of meeting with PZC on bond release for project.
  vii. **Vista at White Hills (Toll Bros), Maple Ave/East Village**
      Restoration of Open Space (Trailers and equipment still there), and Access Parking to Open Space (Confirmation of agreement with PZC to use City Open Space).
  viii. **Open Space Marking/Pinning**
       Markers ordered. Review recommendation of new text for standard subdivision open space set aside language on land records.
  ix. **Archaeologist Study** (State of Ct survey possibilities)
  x. **Other**

• Trails Committee Report...................................................Bill D.
  i. **Various trails projects status**
  ii. **Volunteer recognition memento**

• **Plan of Conservation and Development (New Plan Effective Jul31)** Jim T, Tom H.
  i. **Open Space set-aside of 15%**
     Letter sent to PZC, state limitation on fee-in-lieu of payment, monitor for progress.
  ii. **Ensure public access to the Housatonic River.**
     CRRA Plan for public use and recreation for landfill area from 2001.
  iii. **Scenic Resource Inventory.**
     Public involvement, possible use of Dec Shelton Life to gain opinions.

• Open Space Plan Update..................................................All.

• Quality of Life – Executive Session (land purchase issues)
  i. **Shelton Farm & Forest Protection Program 2006 Applicant 1: Ed M/Jim T**
  ii. **Shelton Farm & Forest Protection Program 2006 Applicant 2: Ed M/Jim T**
  iii. **Parcel SL:B – Bill D/Joe W**
  iv. **Parcel SL:D – Bill D/Joe W**
  v. **Parcel SL:K – Bill D/Joe W**
  vi. **Parcel SL:K2 – Tom H/Joe W**
  vii. **Parcel SL:M – Tom H**
  viii. **Parcel MB:R – Tom H/Ed M**
  ix. **Parcel FM:C – Tom H**
  x. **Parcel FM:L – Tom H**
  xi. **Parcel no reference – Tom H**

• Comments by Members ....................................................All.