City of Shelton Conservation Commission
Meeting Minutes for
October 3, 2018

Members Present: Tom Harbinson, Bill Dyer, Sheri Dutkanicz, Jim Tate, Ed McCreery (arrived 7:26 pm) Absent: Allison Menendez Also present: Teresa Gallagher, Natural Resource Manager; Terry Gallagher, Trails Committee

The meeting was called to order at 7:06 pm by Chairman Tom Harbinson.

Meeting Minutes: Sheri Dutkanicz made a motion to approve the September 5, 2018 meeting minutes. Seconded by Bill Dyer. All were in favor.

Public Portion: No one from the public wished to speak.

Trails Committee Report. Bill Dyer summarized the Trails Committee meeting held immediately before the Conservation Commission meeting. See the Trails Committee meeting minutes for further detail.

(Ed McCreery arrived at 7:26 pm)

Developments and Proposals:

1. 722 River Road, Great River Water Club, PZC #18-15, PDD for 98 Residential units, restaurant, marina and maintenance facility. Tom Harbinson noted that when Planning and Zoning opening the public hearing, the applicant was told that Planning and Zoning would require written affirmation from the Stratford WPCA indicating the discharge would be accepted. Otherwise the project would be denied.

2. Booth Hill Estates Phase Two, PZC #18-20, Conventional subdivision at corner of Booth Hill Road and Waverly Drive. Jim Tate said he wanted permanent delineation along the open space boundary, such as as stone wall.

Teresa Gallagher said there is the possibility of deeding the open space to
Aquarion. Tom Harbinson said there were advantages to that. Aquarion would have to maintain the property, and public access by permit would be through the abutting Centennial Watershed State Forest. Jim Tate said he had no problem with that arrangement.

Jim Tate said he wanted permanently delineated: the north and east boundaries of Lots #6-12, plus lot #1, where these lines abutt the proposed open space and existing Aquarion and state property (Centennial Watershed State Forest). Delineation should preferably be with a stone wall; otherwise with concrete markers 42” tall at every property corner and additionally along the property line at a spacing of no less that one marker for every 100 feet. Or an equivalent means of permanent delineation. The reasons should be stated in Conservation’s letter to Planning and Zoning (widespread problems with yards expanding into conservation areas). The letter should also note the site plan discrepancies in the stated quantity of open space. The “Subdivision Map” (sheet 1 of 1) drawing indicates the proposed open space parcel is 2.687 acres, while sheet “2 of 8” of the site plans indicates the same parcel is 2.27 acres. Also, the “Subdivision Map” drawing is not dated or stamped.

Commissioners reviewed the proposed stormwater drainage system, which included a retention pond and 460 feet of overflow piping that would cross the proposed open space and discharge into the intermittent stream channel next to the Aquarion property line near the drinking water reservoir. The piping allowed for excess stormwater to bypass two residential properties located immediately downstream from the retention pond. Commissioners felt that the applicant should be required to receive approval of this new discharge from Aquarion.

Commissioners reviewed the proposed conservation easement area on the west side of the property. Jim Tate said the applicant should be required to file a deed to the City of Shelton using the standard language as defined in the City’s Conservation Easement Ordinance.

**Bill Dyer made a motion for a letter to be sent to the Planning and Zoning Commission stating the concerns as discussed. Seconded by Jim Tate. All were in favor.**

3. 96 Long Hill Cross Road, PZC #18-26 S&G of Shelton, LLC. Thirty age-restricted dwelling units in an Industrial IA-2 zone. Tom Harbinson noted this is on the west side of Route 8 alongside the highway. Jim Tate said he had been on the property previously. It’s very long and narrow. Ed McCreery asked about the stream going through the site. Teresa Gallagher said it flowed to Wells Hollow Brook and then to the Far Mill River. She also noted this is another example of a residential PDD with no open space component or fee in lieu of. After reviewing
the project, Ed McCreery made a motion to send a letter to the Planning and Zoning Commission stating that it is inappropriate to use the PDD mechanism for a residential development to escape the open space requirement of standard subdivision regulations, or to impact the wetlands and brook as shown. Seconded by Bill Dyer. All were in favor.

Comments by Members:

- Ed McCreery said he was almost done with the replacement sign for Nicholdale Farm, and passed around a picture. He and his son did the original sign almost two decades ago.
- Jim Tate reflected that there’s no site analysis of natural resources done prior to developing a site plan. It’s all about maximizing the number of units allowed under the regulations. That’s not the way it should be.

The meeting was adjourned at 8:23 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.