City of Shelton Conservation Commission
Meeting Minutes for March 6, 2019

Members Present: Tom Harbinson (arrived at 7:17 pm), Bill Dyer, Jim Tate, Sheri Dutkanicz, Absent: Ed McCreery

Also present: Teresa Gallagher, Natural Resource Manager. Terrance Gallagher, Trails Committee

The meeting was called to order at 7:10 pm by Bill Dyer.

Meeting Minutes: Sheri Dutkanicz made a motion to approve the February 6, 2019 meeting minutes. Seconded by Jim Tate. All were in favor.

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

Tom Harbinson arrived at 7:17 pm

Developments and Proposals:

1. **PZC #19-06 Key Development LLC, 85-97 River Road**, petition for Special Exception approval in an R-3 zone for 9 condominium buildings with 36 units. Property abuts Shelton Public Open Space #OS 86 (Lot #11 Corum Hill Development, 1.6 ac.).

   Developer Ken Schaible described the proposal to Commission members. The site is situated on a significant slope that rises above River Road. There would be townhouse-style condominiums built in the front part of the property along River Road, while the upper portion of the site in back would remain wooded. There would be a significant rock cut behind the new units. Teresa Gallagher distributed maps showing preserved open space and conservation easements located to the north along a small stream. Jim Tate noted that Conservation wants to make sure
there is no clearing across the road for views of the river, which has happened previously. Tom Harbinson thought that the plan to leave the top of the site wooded would help the view from the river and would connect with existing open space. Jim Tate said Conservation doesn’t have any objection to the plans, but would like to see the conservation easement.

**Tom Harbinson made a motion to send a letter to Planning and Zoning stating that Conservation has no objections to the proposal, but would like to see the wording for a conservation easement over the rear of the property. Seconded by Bill Dyer. All were in favor.**

**Executive Session:** At 7:30 p.m., Tom Harbinson made a motion to go into Executive Session for the purpose of discussing potential land acquisitions. Seconded by Jim Tate. All were in favor.

The Commission came out of Executive Session at 8:20 pm.

**The meeting was adjourned at 8:36 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.*