City of Shelton Conservation Commission
Meeting Minutes for June 5, 2019

Members Present: Tom Harbinson, Jim Tate, Sheri Dutkanicz, Ed McCreery  Absent: Bill Dyer

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

The meeting was called to order at 7:23 pm by Tom Harbinson.

Meeting Minutes: Sheri Dutkanicz made a motion to approve the May 1, 2019 meeting minutes. Seconded by Tom Harbinson. All were in favor.

Trails Committee Report. Terrance Gallagher summarized the Trails Committee meeting held immediately before the Conservation Commission meeting. See the Trails Committee meeting minutes for further detail. Several rotting posts and rails were recently knocked over along the Rec Path at the Silent Waters overlook. This is a safety issue since it’s on top of the dam where there is a sharp drop off. The volunteers cannot repair this in June, since they are busy cutting vegetation from the trails, and a fence company will need to be hired. Teresa Gallagher noted that there is a spending freeze in June, the last month of the fiscal year, but emergency exceptions can be made by the Mayor. Tom Harbinson said he disagreed with not being able to spend money that’s in the budget for an entire month. Terry Gallagher said some of the Trails Committee members were going to meet onsite to assess the fence.

8-24 Referral for sale of city property located at 252-254 Howe Avenue. Tom Harbinson noted that the 0.15-acre property is a vacant lot located near Route 8 between two multi-family homes. Ed McCreery made a motion to send a letter to the Board of Aldermen stating that the Conservation Commission has no objection to the sale. Seconded by Jim Tate. All were in favor.
Review of PZC or IWC Applications for Subdivisions and/or Developments

1. Old Applications / Monitor / Follow-up
   i. 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.). Review of Conservation Easement document. Teresa Gallagher reported favorably on the easement language because it references the Conservation Easement Ordinance and does not provide any loopholes for pruning trees or clearing brush as some previous conservation easements have.

   Tom Harbinson read excerpts from the proposed easement, including: “Said Conservation Easement shall preclude the Grantors, their successors and assigns, from undertaking any activity prohibited in the City of Shelton’s ‘Protection of Conservation Easement Ordinance’ which shall include but not be limited to clearing vegetation, excavating, filling, dispersing fertilizers or pesticides, or constructing buildings or other improvements on the land... or in any manner disturbing the land.”

   Jim Tate made a motion to send a letter to the Planning and Zoning Commission stating that this Commission approves of the Conservation Easement as written. Seconded by Ed McCreery. All were in favor.

Execute Session: At 7:40 pm, Ed McCreery made a motion to go into Executive Session for the purpose of discussing potential land acquisitions. Seconded by Sheri Dutkanicz. All were in favor.

The Commission came out of Executive Session at 7:47 pm. No motions were made.

Comments by Members:
   Sheri Dutkanicz brought in an issue of Time Magazine which had a cover about young people tackling environmental issues.

   Jim Tate described an aggressive deer that attacked his dog in the front yard. When he went out to move the deer out, the deer approached him and the dog returned to nip at the deer’s feet. The deer finally left the yard and the dog was OK.

The meeting was adjourned at 8:00 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.