

City of Shelton, Conservation Commission
Minutes for Regular Meeting of Wednesday April 5, 2006 at 7:00 P.M.
Minutes should be considered a draft version until approved by CC at their next meeting.

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Call to Order/Pledge of Allegiance

Co-Chairman Tom Harbinson called the April meeting of the Conservation Commission (CC) to order at 7:09 p.m. in Room 303, Shelton City Hall. The Pledge of Allegiance was recited.

Attending: Co-Chair Tom Harbinson, Commissioners Hank Lauriat, Ed McCreery, Jim Tate, Joe Welsh, Bill Dyer

Not Attending: Co-Chair Harriet Wilber

Guests: Carl and Karyn Fleming, Irving and Nancy Steiner, Jack Conti, Diane K.R. Jowdy

The Commissioners signed a get well card for Co-Chair Harriet Wilber.

Teresa Gallagher was introduced as the City of Shelton's Conservation Agent working part-time in City Hall. Her phone number will be 924-1555 Ext. 315 and her E-Mail will be set-up shortly.

Approval of Minutes of March 8, 2006

At 7:10 p.m. Co-Chair entertained a motion to approve the minutes of March 8, 2006. Commissioner Tate moved the motion to approve last month's minutes, seconded by Commissioner Dyer. Co-Chair Harbinson wanted a clarification under the Purchase of Development Rights with Jones Family Farm. One of the paragraphs states "Shelton Family Farm"; the intent was the "Jones Family Farm in Shelton". Not to confuse it with the property commonly referred to as Shelton Family Farm, owned by the Shelton Family where the City of Shelton completed purchase of the Development Rights. Commissioner Tate duly noted the clarification. No other changes. All voted in favor; motion passed.

Public Portion

No one from the public wished to speak generally; several were here for items on the agenda and would speak at that time.

Co-Chair Harbinson stated the Pagliaro property near John Dominick Drive was approved by the Board of Aldermen (BOA) for acquisition at a cost of \$120,000. The cost will come out of bonding rather than the Open Space Trust Account (OSTA). The expenditures for tax adjustment, bonding professional services, title search, and title insurance expenses, and the like will be paid from the OSTA. Co-Chair Harbinson stated this is the new manner in which the BOA desires to utilize the OSTA; for incidental expenditures relating to acquisition. The actual acquisition costs will be applied to bonding. Commissioner McCreery noted that the dialogue with the property owner began many years ago.

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

Aspen Ridge Condominiums (PDD) Comments

Jim Swift presented this concept for development to the Commission last month in behalf of his client. The subject property is located on Commerce Drive and Bridgeport Avenue in back of Blockbuster Video along the Far Mill River. The concept proposes residential housing of 16 units with access off Commerce Drive and was presented to the Inland Wetlands Commission (IWC) during their meeting on March 9, 2006 as IWC Appl#06-07 for "Concept Review". Co-Chair Harbinson noted that the CC received correspondence from the Aldermen Jack Finn, Chris Panek and Randy York recommending it to be included in the Commission's Quality of Life List for potential acquisition because it is close to the Shelton Land Trust property, in the Far Mill River Greenway and should be preserved. A letter was also received from a Shelton resident of 177 Mill Street stating more traffic and the development would impact Mill Street, a scenic road. To our knowledge, at this point in time the Planning and Zoning Commission (PZC) has not received an application for the property. The CC has not written a letter related to this proposed residential housing concept.

Ms. Diane Jowdy of 14 Mill Street spoke regarding this development and supports the Commission to secure this property for open space and to maintain the access. The little road there maintains the access for handicap people who fish in the river and the runoff from 16 condo units with its cars and deliveries would overwhelm this small parcel. She would like the Commission to acquire it and add it to the Land Trust property.

Mr. Irving Steiner of 23 Partridge Lane stated any use of that piece of land in that manner would interrupt a trail that goes from Huntington Avenue down to Bridgeport Avenue. It is a valuable

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parcel. If that development is allowed, it would open "Pandora's Box" to No. 4 Item ii. on the Commission's agenda and for dense development on a trout stream, also Mill Street would become open for development.

Co-Chair Harbinson stated not exactly, there is unique quality to this parcel it is currently zoned for a light industrial park. They would be presenting it to the PZC as applying for a PDD (Planned Development District) using an SDA (Special Development Area) overlay. There is residential property up-stream on the Far Mill River on the Mill Street side with larger acreage but no sewer access from Mill Street, a scenic road which would have other difficulties in allowing dense development. There is further up-stream, property preserved under the Shelton Land Trust ownership and as City of Shelton Open Space. The Land Trust owns a sliver of property that is river frontage between Blockbuster Video's building and the river. The Far Mill River is stocked by the DEP but not sure of the location being up or downstream to this particular site.

Mr. Steiner gave Co-Chair Harbinson paper work regarding the PDD regulations.

Commissioner McCreery stated to Commissioner Lauriat, that while he (Lauriat) was on vacation, the Land Trust met to discuss this particular application and has taken its position to oppose it. Since Commissioners Lauriat, Welsh, and he are on the Land Trust Board, the Land Trust Board thought it would be best for each to recuse themselves from this subject. A question arose regarding a quorum on then dealing with this subject. Commissioner McCreery said quorum is only needed not to vote, but needed to start a meeting.

Commissioner Tate said that in the presentation last month there was going to be an allowance of a connector for an easement for some type of pedestrian trail that was going to link the north and the south on this property. Co-Chair Harbinson answered, yes, there was, but didn't know if it was going to be an easement or land in-fee-simple for river frontage access. Commissioner Tate asked was there ever a designated setback from the high water mark in the river or some elevation.

Co-Chair Harbinson answered he did not recall and looked at the IWC minutes and did not see anything. The IWC minutes comment that the property is an LIP and if developed as such, there are questions of whether they could develop right to the river line, but that created a lot of discussion. There is no public access trail there right now. The Commission had this on the agenda tonight because there was no commentary on it during last month's meeting and was alerted by the Aldermen that they were sending a letter on it.

Commissioner Tate said the issue, if it qualifies for the Commission's Quality of Life list, he would recommended the Commission decide that in executive session and not do that in a public forum. Co-Chair Harbinson agreed with Commissioner Tate.

Commissioner Tate stated there is an effort from the Plan Update Advisory Committee to preserve commercial properties for tax reasons. The Plan of Conservation and Development does not give up or change zones to a lesser tax revenue base. This will be one of the first test parcels in that regard. It is currently zoned a LIP and there is a series of things that have to happen to turn it back into a PDD or a residential R1. He said it is interesting to watch this because besides the question of is or isn't it suitable for open space, there may be another reason why this development being proposed at this location is not suitable because of the overall Plan of Conservation and Development the City is reviewing and may adopt at another time.

Co-Chair Harbinson explained to the attending public who expressed concerns on this issue, that the Conservation Commission holds an executive session only on items needed to preserve the

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cities ability to negotiate, for example either in a contract or purchasing acquisitions. In addition, Co-Chair Harbinson and Commissioner Tate serve on the Plan Update Advisory Committee which has prepared the long range Plan of Conservation and Development. PZC is studying that draft proposal and will be holding public hearings on it in the near future.

Dining Facility near Far Mill River Comments

This is Royal Wells' development of a restaurant facility on Old Stratford Road and Far Mill Crossing. It is IWC Appl#05-49 presented by Jim Swift in last month's meeting and discussed by the IWC during their March meeting and is under preliminary review. The area is an R1 with an SDA overlay and a PDD. According to the IWC minutes, there is a two phase process for a PDD to do a conceptual to the Inland Wetlands and a conceptual to the PZC with a public hearing, and then there is a "real" application in Wetlands and the final application to PZC.

Commissioner Tate presented an open space map of the area depicting greenway preservation. He pointed out the specific development area. The acreage of the parcel crosses over Route 8 to Beards Saw Mill Road.

Mrs. Nancy Steiner, 23 Partridge Lane, spoke regarding the application for the dining facility. She said the area is a forested and wetland site. The river is beautiful with rock formations and is a paradise for nature lovers, fishermen, and children. There is a wildlife corridor. She presented pictures of the river which once was clean and as it is now. Presently it is strewn with garbage in many spots. The Far Mill River corridor is precious and should remain undeveloped or exercise a small residential application with the land along the river undeveloped. The Well Springs area will not maintain a tranquil atmosphere if the restaurant holds outside seating and creates extra traffic. She asked the Commission to help conserve this important site.

Mr. Jack Conti, 19 Rushbrook Lane, is a resident of Well Spring Estates, said the Far Mill River is a greenway worthy of preservation for its natural beauty and recreational enjoyment. Quality of this environment is vulnerable. There will be a disturbance caused by runoffs from parking lots close to the river. He encourages the Commission not to recommend any further commercial use of property adjacent to the river eliminating any further disturbance in this environment. He proposes the Commission recommend this parcel to be purchased by the City for access to the river and for recreational pastimes such as fishing.

Ms. Diane Jowdy, 104 Mill Street, spoke regarding the noise and disco music from a restaurant in Shelton until early in the morning. She said pure, clean and quiet air is worthy of preservation especially up stream from new neighbors in the Well Spring Estates. She would like it to be put on the list for acquisitions.

Mr. Carl Fleming, 3 Rushbrook Lane, said anything the Commission could do to stop this would be great because Shelton is great town.

Ms. Karyn Fleming, 3 Rushbrook Lane, said she would like this area to stay residential and preserve the rural atmosphere and didn't like the noise and traffic. She and her neighbors were shocked this was being considered.

Co-Chair Harbinson stated the type of restaurant is not the Commission's concern. He reminded the public that we are an advisory commission and have no regulatory power, only persuasion in respect to its opinion. The Commission tries to give a balance approach to all its comments.

The Commission asked did PZC resolve the sound issue (one of the guests commented on noise from the iL Palio restaurant's outdoor activities). Co-Chair Harbinson answered yes, it did two

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months ago. Co-Chair Harbinson explained to the attending public various conservation regulations.

The Commission asked if there was a home owners association in Well Spring Estates. The public answered not at this time.

One homeowner (name not given on the tape) on Long Hill Crossroad said she moved to Shelton 15 years ago, and her opinion was the character of Shelton has been destroyed because of the density and crowded schools. Why projects are being approved are beyond her comprehension.

Co-Chair Harbinson asked if anyone else of the public wanted to speak. No one answered. He then asked for the Commissioners' comments.

Commissioner McCreery asked what is the current zoning. Co-Chair Harbinson said he believed it was an R1 underlying with an SDA overlay and part of the PDD area that was approved for the Richardson Vicks. The PDD #1 was when that mechanism was first created in the 70's. Was the residential development just north of that was part of the Richardson Dicks PDD overlay as well? Co-Chair Harbinson said that was his understanding. It was a separate parcel so when applied to change the PDD only a little piece was changed.

Because there was no application for the Commission to look at, there was no letter or commentary from the Commission. Co-Chair Harbinson said it has an application number at the end of the Inland Wetlands Commission, but in reading the minutes it is being treated as a preliminary review as a conceptual. There is confusion as to it being an application, a conceptual review, and the Application being at either PZC or IWC.

Commissioner Tate stated he has a problem with making comments on a supposed situation because it is not professional. The Commission is concerned about the Far Mill River corridor impacts, its priority.

The Commission discussed concept reviews and formal applications.

Commissioner Welsh asked if the stream water quality monitoring has been done in that area to base increase run off to the stream warming the water temperature up stream, and if there are trout in there that hold over winter in pools and introducing warmer water that would hold less oxygen, the fish will not last. He suggested Trout Unlimited or the DEP who stocks the river might have some related data. Conservation Agent Gallagher mentioned the HVA (Housatonic Valley Association) has volunteers collecting samples of water on the Far Mill River for testing.

Commissioner McCreery suggested Conservation Agent Gallagher to research for the Commission currently available data from the DEP, Trouts Unlimited, and The Housatonic Valley Association on the Far Mill River and its fish habitat. Secondly, The Commission could hire someone to go further in depth, because what was available today was not enough data.

Co-Chair Harbinson stated the PZC has its PDD zone change public hearing scheduled for the restaurant at Far Mill Crossing on April 25th at 7 p.m. in Room 104. The PDD, planned develop district, is a zoning designation on the zoning map. For benefit of the public attending, he described different PDD's in relation to various buildings (Stop&Shop vs Corporate Towers).

The Commission looked at some maps regarding the zone change it found on top of a cabinet.

The Commission made a blanket statement that it was a disappointment it had not received formal plans relating to the impacts on the Far Mill River and was concerned it was not notified by

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the PZC to that situation. Also, two members of the Conservation Commission are members of the Plan Update Advisory Committee and the modifications of problems occurring with a PDD are a key component to the future plan of development.

At 8:22 p.m. Commissioner Tate made a motion to send a letter to the Planning and Zoning Commission regarding the impacts of this development on the Far Mill River corridor which have to be set before a site plan development. Any zone change being considered should not add undo stress to the Far Mill River corridor. There are public concerns added to excess trash, excess garbage, and dumping debris has been accumulated in the wetland corridor abutting both the Far Mill Crossing roadway and the river itself. The Commission is concerned about what ever facility is proposed on this property that adequate protections foreshown are taken, and we like to review the plan in that regard, as well.

Commissioner McCreery stated this will be the advisory opinion letter from the Conservation Commission to the Planning and Zoning Commission concerning the PZC Appl# 0609 of Wells Spring Corner for modification of the SDA overlay:

Dear Members of the Planning and Zoning Commission, thank you for providing the Conservation Commission opportunity to comment on the above referenced matter.

We cannot help but start off by noting our disappointment staff did not provide our Commission with a copy of the plans on a more formal basis rather than leaving the plans for us to find them on the back counter.

Further comments: The proposed modification to the SDA overlay impacts the Far Mill River greenway corridor and the stream itself which the Conservation Commission has put a lot of effort into preserving. We felt it was important that our Commission be given an opportunity to comment on this application. Further we would note the two members of the Conservation Commission are also members of the Plan Update Advisory Committee where in the use of PDD's and residential zones were strongly discouraged in the draft new plan of development for the City of Shelton.

After those preliminary comments: We would note that this proposal would in essence allow a restaurant/commercial use in an area currently zoned for residential use. The Commission has received the complaints from several surrounding neighbors and property owners including homeowners who have recently moved into Wells Spring Estates indicating their extreme dissatisfaction with having relied upon the zoning designation as residential possibility that it might be changed to commercial zoning of which could aggravate existing conditions of trash and dumping currently taking place along the Far Mill River corridor.

Further commenting: The residents further expressed concern about the possibility of noise from an outdoor dining area, which we do not see on the site plan, and that the noise impact would also effect enjoyment of City owned open space. If in the event such is proposed, it would be an extreme concern of the neighbors.

The Conservation Commission is currently undertaking a study of the Far Mill River in respect to its ability to support fish habitat. In light of that, and along with the consistent goals of the Conservation Commission of preserving the Far Mill River corridor, we believe that any application for modification to the SDA to allow this commercial use is inappropriate at this time and is detrimental to the greenway corridor to the Far Mill River and urge you at this time to reject the proposal before you.

Commissioner Lauriat seconded the motion;

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Commissioner Lauriat questioned he got the impression that the neighbors who live at Well Spring Estates, that none of them were notified that this was happening. The public attending agreed. Commissioner Lauriat questioned shouldn't the neighbors be informed of what was happening where they live? Co-Chair Harbinson commented in regard to a public hearing for a zone change, a certified mail is required to be sent to property owners within a certain radius. Commissioner McCreery said he wasn't certain if it was a zone change or an SDA modification.

Amendment to the motion is the noise impact would also impact City open space.

All voted in favor; motion passed.

Analysis of proposal for parcel in SL Greenway Comments

Co-Chair Harbinson stated the property on Buddington Road was left on from last month's agenda. Since the presentation given to us was essentially the same as before acquisition by the City, there is no further comment.

Trails Report

Commissioner Dyer reported that:

- He spoke to the Mayor regarding Item 1A1, the last piece of property for the Recreation Path route.
- The dam contract regarding the bridge of Silent Waters Dam has been awarded.
- The RFP (Request for Proposals) will be formally released for the fence on Friday, April 7th. Seven companies are bidding. The due date for the bid is April 27th.
- Terry Gallagher has agreed to help with the contract foundation design work.
- Dean Cawthra is accounting his (Parks & Rec. staff) work hours which can go toward the 20% City contribution of the grant.
- The Board of Education has approved the "missing link" and the IWC approved extensions to permits for Phases 1A, B, and C
- Commissioner Welsh is working with Commissioner Dyer on The LEAF \$10,000 Grant for boardwalk and path relocation. Commissioner Welsh told John Cook, Inland Wetlands Administrator, what work has been done on the LEAF grant. Also, Mr. Cook is sending him some information on invasive plants. Commissioner Dyer stated they will design and build the boardwalk themselves.
- The IWC approved a permit to include the 3rd bridge which will be done by Boy Scout Spencer Tate. Pictures were distributed.
- Jim Swift has agreed to prepare the Wetlands permit for the entire Huntington Woods section from Wesley/Lane to the power lines.
- Commissioner Dyer is working on spending the Huntington Woods PZC approval allotment for Open Space improvements (\$60,000) from a contractual standpoint.
- He contacted the Board of Education to inform them Shelton is the owner of a Beaver Dam and mound. A science class visited the dam.
- A newspaper article was published regarding the ATV enforcement and trails safety.
- A Cub Scout project will be held on April 12th to spread some wood chips around "Hope Lake Trail".
- An Eagle Scout project was just completed on "Hope Lake Trail" and is written up on the website and showed pictures of building a bridge and stabilizing rocks.
- There are three Eagle Scout projects underway.

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1. Replace the Turkey Trot Trail wood bridge and to fix drainage issues.
 2. Build one or two handicapped fishing platforms on Pine Lake and Hope Lakes. He will have to obtain Inland Wetlands permits for the project and will discuss the appropriate designs and locations.
 3. Build two waste containers for the Turkey Trot Trail and the power lines and organize a trails cleanup day.
- Commissioner Dyer spoke to Sandy Nesteriak, Mayor's Administrative Assistant, regarding purchasing gates to prevent ATV's on Old Kings Highway. There are 4 sites that need gates, but this one is the most important.

It was noted that the Commission approved the purchase of two gates in last month's meeting. Commissioner Dyer and Conservation Agent Gallagher will speak to Sandy Nesteriak, the Mayor's Administrative Assistant, and coordinate with the Purchasing Department.

- Commissioner Dyer encouraged the Commission to join the Trails Committee on its work party at the entrance to Huntington Woods/Wesley Dr. at 8:00 a.m. on April 8th for trails maintenance work, slightly relocate the trail, and make plans to build the 3rd bridge. There will be another work party on April 22nd at the power lines.

Communications

Co-Chair Harbinson reported that communications received are as follows:

- Nature Conservancy flier regarding spring walks.
- National Trails Symposium.
- Nature Conservancy
- Soil and Water Southwest Conservation District Newsletter
- Habitat newsletter from Connecticut Association of Wetlands
- Public Notice regarding Army Corp of Engineer project (given to Cons.Agent Gallagher for review of applicability to Shelton. Shelton is a "coastal" town by fact of tidal affect on the Housatonic River and sometimes receives notices that are not related to Shelton per se.)
- Public Notice of Problematic General Permits
- Notice of a small event for the Barnum Festival promoted by SEDC
- Planning and Zoning Commission Minutes from last month,
- Board of Zoning Appeals Agenda for coming month. (reviewed and appears that nothing on agenda affects City Open Space).
- Letter received from Ron Herrick of the Parks and Recreation Department regarding two trees needing to be removed in Orchard Park.

At 8:44 p.m. Commissioner McCreery made a motion to approve the payment for the removal of two trees. Commissioner Dyer asked if this would come out of the America the Beautiful Grant. Co-Chair Harbinson answered the grant was only for the placement of trees. Seconded by Commissioner Lauriat. All in favor; motion passed.

- Contact information from the DEP coordinator offering to help Conservation Agent Gallagher with the America the Beautiful Grant on Orchard Park.
- Map from the Town of Trumbull showing its open space. Co-Chair Harbinson has forwarded to Agent Gallagher the Monroe, Ansonia, Derby, and Seymour open space plans.
- E-Mail from Alderman York regarding a complaint she received from a property owner on Lane Street about some dumping on what was thought as open space. Agent Gallagher has taken pictures of the site showing no markers designating open space which is required as part of the PZC approval. She will speak with Rick Schultz, PZC

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Administrator, to make sure the proper delineation of the open space markers are there or if the dumping is on open space or Land Trust property.

- Request from the Board of Aldermen asking for the opinion of the Commission in regard to the request to sell City owned lot2 on map 186 located on Birch Bank Road. Agent Gallagher will take pictures, and the Commission members will walk the property before next month's meeting.
- The Connecticut Forest and Parks Association, state sponsors of the National Trails Day, has been submitted a national trails hike on the first Saturday in June for Shelton. Also, the DEP traditionally designates it a free fishing day (no license required).

Off Road Vehicle Use on Open Space

Co-Chair Harbinson stated this is in relation to Project Safe Trails. The outgrowth of the meeting he had with EMS and the police regarding the use of ATV's, dumping, etc. Jason Perrillo, the EMS chief, will head the project.

Agent Gallagher will now coordinate with those different departments regarding the signage, the gates, the GIS for emergency calls, etc.

Update Regarding Wildlife Activity

Beaver Lodge on Means Brook

Mr. John Cook, Inland Wetlands Commission Administrator, walked the beaver dam property with Cindy of the DEP and thought they saw two beaver lodges. Co-Chair Harbinson said once the beaver becomes 2 years old, it leaves and finds its own habitat and builds its own lodge.

Co-Chair Harbinson stated if there is water backing up and effecting City property or personal property in an adverse way such as a street or septic system, the City has a responsibility to address it. He added we are now outside of hunting trapping season, and if such an emergency event came up and if a property owner wanted a special exception trapping outside the season, it would be a special permit which is very rarely granted from the DEP. Flooding of lawn areas that are part of a wetland's broad flood plain is not an infrastructure emergency on its own.

Zoning Regulations

Disposal of City lands >1 acres

Co-Chair Harbinson asked if a letter was sent in regard to wanting to change the regulation for acreage less than an acre. Anita, clerk, answered, yes it did.

Clear-Cutting of parcels

E-Mails from Alderman York regarding thoughts on this issue regarding tree removals were passed along during the past month by Co-Chair Harbinson to Commissioner McCreery.

Commissioner McCreery stated in the last meeting the Commission discussed scaling back the proposed tree ordinance to make it more agreeable for what Shelton might accept. Meanwhile Randy was drafting another tree removal ordinance which takes a different approach to the Commission's endeavor. The findings and the reason for the ordinance are similar. His proposal is a scaled back version of the Commission's proposal which the Commission thought wouldn't apply to Shelton. He had no exceptions. The Commission has exceptions for tree farms and

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utility right-of-ways. According to Randy's thoughts, if more than 5 trees are cut, a management plan must be submitted.

Since there are two versions of the proposed tree ordinance, Commissioner McCreery will meet with Randy to coordinate a single draft. Commissioner McCreery will e-mail Alderman Randy York and contact John Cook.

Plan Update Advisory Committee

Co-Chair Harbinson stated the Plan Update Advisory Committing meeting last night was a work session. They studied the future use plan and debated property in Shelton for future use land designation.

Activities of Open Space Committee

Update of Open Space Plan

There was no meeting last month. Commissioner Tate asked Agent Gallagher to meet with the members of the Open Space Committee to set a schedule when that update to the Open Space Plan may occur. He said the goal would be before the Plan of Conservation and Development is finalized, that somehow there is some connection between that and the open space plan update.

Co-Chair Harbinson reported Dave Zamba of the Open Space Committee and Regis Dognin of the Engineering Department did an electronic form of the old plan in order to do some draft work on it. He suggested Agent Gallagher should work with them.

Fee –in-lieu of payments from P&Z applications

There were two building lots in two subdivisions that each gave a fee-in-lieu of \$25,000.

Town of Monroe Open Space Plan (and other adjacent towns)

Co-Chair Harbinson has forwarded to Agent Gallagher the surrounding town's plans adjacent to Shelton received so far.

Funding of Open Space Trust Account

Fee-in-lieu payments go into the Open Space Trust Account. Co-Chair Harbinson met with John Anglace, Board of Aldermen president and Sharon Scanlon of the Accounting Department to ascertain his diagnosis what the Open Space Trust Account had in it and what funds were going into it.

Co-Chair Harbinson said there was a discrepancy on what he presented at the public hearing on the ordinance change and what the auditors' books showed for a certain date, but that the accountability he gave at the public hearing was basically correct.

Application for Purchase of Development Rights (USDA)

This is in relation to the Jones Family Farm's application for the purchase of development rights on the balance of the main farm area. The program was finally announced on the Federal Register on March 29th and the due date is May 11th. Co-Chair Harbinson received a list of appraisers from Sandy Nesteriak that has been used going back to the purchase of the Klasic property. Charlene DiFillipo is reviewing the application, and Co-Chair Harbinson asked Agent

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Gallagher to work with her to ascertain any certifications or standards of appraisers that they have to meet. Because of the deadline, this will become Agent Gallagher's No. 1 priority.

Commissioner Tate mentioned Mr. Terry Jones is proposing to put a share of money into a foundation to help the education of historic structures, farm education, and everything to encompass a program which we do not have at this time. There will be no gain for the Jones Family Farm. It will be perpetrated by the development rights with a continuous education for the future.

The attending public left the meeting.

Quality of Life – Possible Executive Session

- Letter to Landowners
- Quality of Life List
- Possible Land Purchases

At 9:05 p.m. Co-Chair Harbinson entertained a motion to go into executive session for the purpose of discussing land acquisitions. Commissioner Dyer moved to go into executive session, seconded by Commissioner Lauriat. All voted in favor, motion passed. The machine was turned off.

At 9:29 p.m. Co-Chair Harbinson entertained a motion to come out of executive session back into executive session. Commissioner Dyer moved the motion; seconded by Commissioner Lauriat. All voted in favor, motion passed. The machine was turned on.

Co-Chair Harbinson stated the only action taken in executive session was to send a Quality of Life letter for one of the parcels discussed in executive session. Co-Chair Harbinson will meet with the Mayor to alert him to this letter.

Natural Resources Manager Position

Co-Chair Harbinson announced that Mrs. Teresa Gallagher has been hired as the Conservation Agent to fill the Natural Resources Manager Position.

Comments by Members

There were no comments by the members of the Commission

Adjournment

At 9:40 p.m. Commissioner Lauriat made a motion to adjourn. Motion seconded by Commissioner Dyer. All voted in favor, meeting adjourned.

Minutes prepared by Anita Shortell, Clerk