



**City of Shelton  
Conservation Commission**

Meeting Minutes for  
February 3, 2016

**Members Present:** Tom Harbinson, Sheri Dutkanicz, Pat Gajdosik, Jim Tate, Joe Welsh, Bill Dyer

**Absent:** Ed McCreery

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

1. **The meeting was called to order at 7:04 pm.**
2. **Meeting Minutes:** Pat Gajdosik made a motion to approve the January 6, 2016 meeting minutes. Seconded by Bill Dyer. All were in favor.
3. **Public Portion** – No one from the public attended the meeting.
4. **Trails Committee Report:** Bill Dyer summarized the Trails Committee meeting that immediately preceded the Conservation Commission meeting, as described in the Trails Committee meeting minutes. The resurfacing of the Rec Path was the primary focus. Jim Tate and Terry Gallagher both commented that \$7500 for the resurfacing of the Rec Path was a “very good number” for the amount of work being done. Terry Gallagher, civil engineer, had checked some of the surfacing done so far and thought it looked like a nice job.  
  
Sheri Dutkanicz made a motion to reimburse Terry Gallagher for expenses of \$110.69 spent on kiosk repair materials. Seconded by Pat Gajdosik. All were in favor.
5. **Budget Status:** Tom Harbinson will work with Teresa Gallagher and Bill Dyer to prepare a budget request for fiscal year 2016-2017.
6. **Shelton Locks, condition of.** This item was tabled until Ed McCreery is present.
7. **Review of proposals before the Planning and Zoning and Inland Wetlands Commissions:**

a) **Bridgeport Avenue Shelter Ridge Associates, Preliminary Concept Plan for a 121-acre PDD bounded by Mill Street, Buddington Road, and Woodland Mobile Home Park, zoned Light Industrial.**

Commission members reviewed a concept plan titled “Bridgeport Avenue & Long Hill Cross Road, Shelton, Connecticut prepared for Shelter Ridge Associates, L.L.C.,” dated September 24, 2015. The plan is preliminary only with no official application yet made.

The preliminary plan showed the following construction spread across 121 acres:

- i. Retail A: 124,000 s.f. with 620 car spaces. This building would be located at the corner of Bridgeport Ave. and Mill Street, overlooking Mill Street and the Far Mill River.
- ii. Retail B: 185,000 s.f. with 925 car spaces. This complex would be located along Bridgeport Avenue across from Long Hill Cross Road.
- iii. Retail C: 182,000 s.f. mixed use commercial with 910 spaces for cars. This complex would be located near Buddington Road with an access road connecting to Buddington Road. The plans do not indicate whether the access road would be for emergency purposes only.
- iv. 5-7 story Luxury Residences with 450 one and two bedroom dwellings with 840 spaces for cars. This tower would be located on the hill above Mill Street, overlooking the Far Mill River.
- v. 4-story Assisted Living and Skilled Nursing Facility with 200 units located in the center of the site.
- vi. 18 acres of open space along the northern margin of the property from Buddington Road to Mill Street.

Tom Harbinson noted that “Retail A” is very close to Mill Street, designated a Shelton Scenic Road. Jim Tate said that Conservation needs to identify the natural resources it wants to preserve. There was a discussion about the impacts of the proposed development on the restoration of the Paugussett Trail, which needs to cross Buddington Road at the powerlines and travel through the property to the corner of Mill Street and Shelton Avenue before a roadwalk along Beard-Sawmill Road to the Far Mill River. Jim Tate said that Conservation should have a map showing the best routing of the trail and the buffer area that would be needed, ignoring what is proposed. Teresa Gallagher noted that the width of the trail buffer needed can vary significantly depending on the terrain, but that the Paugussett Trail is a wilderness-type hiking trail for which hikers will tolerate only very short stretches of trail that come into close contact with roads and buildings. The required walk along Beard-Sawmill Road means hikers will be less tolerant of walking near buildings between Buddington Road and Bridgeport Avenue.

Joe Welsh said Conservation should have the Natural Resources Manager walk the site and also contact the Southwest Conservation District for a review. Jim Tate countered that there is no official application yet so it would be premature to contact SWCD. However, the Natural Resource Manager should walk the site to identify the natural resources and report back to the Commission.

## **8. Open Space Report**

- a) Nells Rock/Oak Valley sites: Teresa Gallagher spoke with Richard Cam of Waterbury, a descendent of the Shelton/Woodbury Cams (George Cam owned several properties with archeological significance that are now on Public Open Space, and which contain stonework believed to be Native American ceremonial features). He verified that the Cams were Native Americans and described Cam family relationships within and between various tribes. Dr. Lucianne Lavin from the Institute of American Indian Studies is planning on contacting Mr. Cam and interviewing him along with his mother, aged 93.
- b) Community Gardens: Registration is ongoing.
- c) Shelton Clean Sweep: The 2016 patch has been designed and features the “Shelton Bear.” The DontTrashShelton.org website has been updated so that people can now register for Clean Sweep.

9. Communications – None

10. Quality of Life – Nothing to discuss.

11. Comments by members:

- a) Pat Gajdosik shared an article about Shelton’s first serial killer.
- b) Jim Tate noted that Highways & Bridges will be clearing out along the Housatonic River downtown in conjunction with brownfield and Riverwalk work, and the Chromium Processing building will be coming down.
- c) Joe Welsh said that March 19 is the Connecticut Land Conservation Council (CLCC) annual conference at Wesleyan.
- d) Teresa Gallagher added that the Connecticut Conference on Natural Resources will be held March 14 at UConn.
- e) Tom Harbinson noted that Shelton’s Plan of Conservation and Development was dated 2006 and a new one is required every ten years. The Commission directed Teresa Gallagher to ask Rick Schultz whether the city is working on a new plan.

**12. The meeting was adjourned at 8:15 pm.**

*Minutes were prepared by Teresa Gallagher and should be considered a draft until approved by the Conservation Committee.*