



## City of Shelton Conservation Commission

Meeting Minutes for

May 3, 2017

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

**Absent:** Ed McCreery

**Also present:** Teresa Gallagher, Natural Resource Manager.

1. **The meeting was called to order** at 7:12 pm by Tom Harbinson.
2. **Meeting Minutes:** **Sheri Dutkanicz made a motion to approve the April 5, 2017 meeting minutes. Seconded by Pat Gadjosik. All were in favor.**
3. **Public Portion – for items not on the agenda:** No one wished to speak.
4. **Trails Committee Report.** Bill Dyer summarized the Trails Committee meeting held immediately before the Conservation Commission meeting. See the Trails Committee meeting minutes for more information.
5. **Plan of Conservation and Development (POCD) Update:** Tom Harbinson attended the public hearing and said the proposed mixed-used district is the same thing as a Special Development District (SDA). Why not just call it that? The city used to have well thought out plans as to exactly what kind of development they wanted to see in these districts, and when a developer came in, they would direct him to that type of development. That has been lost.

Terry Gallagher mentioned the Board of Aldermen letter to the Planning & Zoning Commission. It echoed many of the sentiments expressed by Conservation Commission members.

Jim Tate said it didn't sit well with him when Chairman Ruth Parkins claimed she was there to represent the silent majority of residents who supposedly favored the Shelter Ridge development. That mindset doesn't make sense. Tom Harbinson agreed.

Terry Gallagher said the Land Trust's letter was read into the record and a number of

people who spoke agreed with the Land Trust.

Tom Harbinson expressed disappointment at how brief the minutes are for the Planning and Zoning Commission. He will hear that something was said at a meeting, but there is nothing in the minutes to reference.

**GIS Mapping and Conservation Easements:** Chairman Harbinson reported that staff member Teresa Gallagher has been learning the GIS software and adding data to the city conservation & trails map. Teresa Gallagher explained that there was previously no inventory of conservation and pedestrian easements, and she had to go through all the filed maps to locate them. The easements were added to the GIS map and a file system set up. She also saved the GIS Conservation & Trails map to thumbdrives as a pmf file and distributed to members of the Trails Committee and Conservation Commission as needed so they can view the map at home with the free ArcViewer software.

**Chairman Harbinson temporarily adjourned the meeting at 7:35 p.m.** to celebrate Pat Gadjosik's birthday and impending resignation from the Commission. **The meeting was called back to order at 7:48 pm.**

**Executive Session: At 7:48 p.m. Bill Dyer made a motion to go into executive session for the purpose of discussing potential land acquisitions. Joe Welsh seconded. All were in favor.** The commission came out of executive session at 8:29 p.m. and instructed Teresa Gallagher to bring materials for updating the Quality of Life list at the next meeting.

## **6. Review of proposals before the Planning and Zoning and Inland Wetlands Commissions:**

- a Great River Water Club (Beacon Point Marina) PZC #16-28.** 164 apartments on the Housatonic River.

Chairman Harbinson attended the last meeting, during which Planning and Zoning Commission members were discussing the proposal. The conversation seemed to be heading towards a denial. Then alternate member Ned Miller spoke in favor of the development and the rights of property owners to build what they want. After that the conversation seemed to shift towards approval. When he was on the Planning and Zoning Commission as an alternate and tried to speak, Chairman Parkins told him that alternates were not allowed to speak. Why was Ned Miller allowed to speak?

**The meeting was adjourned at 8:55 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.*