

Conservation Commission Meeting Minutes

February 2, 2005 7:00 p.m.

(These minutes will be approved by the Shelton Conservation Commission in their next meeting on March 2, 2005)

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1.0 Call to Order/Pledge of Allegiance

Co-chairman Tom Harbinson called the February meeting of the Conservation Commission to order at 7:08 p.m. in Shelton City Hall, Room 303. The Pledge of Allegiance was recited.

Attending: Chairman Tom Harbinson, Chairperson Harriet Wilber, Commissioner Joe Welsh, Commissioner Ed McCreery, Commissioner Jim Tate, Trails Committee Chairman Mr. Bill Dyer, Conservation Agent Jimmy Pjura.

Not Attending: Commissioner Hank Lauriat

Guests: Mr. Chris Panek, Mr. George Sender

2.0 Approval of Minutes of January 5, 2005

The minutes were reviewed and four changes were made in the Public Portion.

At 7:12 p.m. Commissioner Tate made a motion to approve the minutes as corrected by Commissioner McCreery's E-Mail. Chairperson Wilber stated she will add to Commissioner McCreery's comments also with a

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correction. Chairman Harbinson stated the motion will be approved as amended.

The changes will be:

Page 3, in the third paragraph, first line, it should read "Chairperson Wilber stated there is no problem and the Commission agrees that we should also be concerned about open space in congested areas".

Also, a change in the seventh line and same paragraph should read "greater sum of the parts, not "parks". In the fourth paragraph, first line should read "if it's not linking does that necessarily mean it cannot be purchased for open space".

Page 4, fourth paragraph, third line should read "and by no means are they equal in terms of 10 acres here and 10 acres there."

Commissioner Welsh seconded the motion. All voted in favor; motion passed.

Ms. Shortell, Clerk, stated Mr. Dyer's Trail Committee Report was omitted from January 5, 2005 minutes, but will be attached in the minutes of February 2, 2005.

4.0 Report of Jim Ryan - Enterprise and Commerce Park

Mr. Ryan was unable to attend the meeting. Chairman Harbinson reported the annual SEDC meeting was cancelled due to the snow. It has been rescheduled for late February.

3.0 Public Portion

Chris Panek of 19 Meghan Lane, Shelton, had a question for the Commission regarding an article in the paper last week about the purchase of the Mayor's property on the River Road. He said he wanted to see if there was any factual backing in a statement made in the paper which said that the Conservation Commission had looked at the property twice and turned it down once due to the contamination and turned it down a second time last year after the Ethics complaint was filed. The Conservation Commission was still not interested in the property was questionable. He couldn't find anything in the minutes of the Commission.

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He asked if this property was offered to the Conservation Commission last year after the Ethics complaint was filed as was stated in the paper.

Chairman Harbinson answered that the property was not ever offered to the Conservation Commission. The property owner never approached the Commission. It was looked at on Chairman Harbinson's personal recommendation in the year 2002. It was looked at as a clean area and a contamination area all in one parcel as it was in the assessor's records. It has become a clean parcel and a parcel that has some contamination due to a lot line revision process that the Planning and Zoning Commission has done.

Comm. Tate stated he didn't recall it coming to the Commission formally a second time. He said both chair people were asked to report on that property and how the Conservation Commission dealt with it at an Ethics meeting. Chairperson Wilber stated that she and former Comm. Jones went to the Ethics Committee and were asked about the procedure the Commission followed in respect to the Mayor's property.

Chairman Harbinson stated the Commission will often look at a property if it thinks it has some value whether or not the owner approaches the Commission.

Mr. Panek said his concern was if the Commission would have some interest in the property that was clean. Chairman Harbinson stated the Commission was never informed about the lot line revision when it took place. Mr. Panek said he understood and thanked the Commission. He then left the meeting.

5.0 Subdivisions

Extension of Tuxedo Avenue

George Sender of 112 Perry Hill Road, Shelton, submitted a letter to the Board of Aldermen, the Mayor and the Town Counsel, Atty. Tom Welsh, with a request to purchase two lots that are on Tuxedo Avenue. After a period of time, when he asked what the status of his request was, he was told it was being worked on.

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Mr. Sender handed out maps of the lots on Tuxedo Avenue and letters he sent to the Mayor and the Board of Aldermen's clerk. He explained the position of the lots and he presented his preliminary plan to the Commission. He is proposing to use 3 lots to build a new house. He owns the center lot and wants to purchase from the City the two wing lots which will be combined to build one house. As part of the same proposal, he is planning to build houses on two undeveloped lots on the west side of Tuxedo Avenue. He will extend Tuxedo Avenue and the cul-de-sac at his expense. Mr. Sender stated it was consistent with what the City engineer wants to do and produced a letter with his recommendations. Comm. Tate asked Mr. Sander if he had any Inland Wetlands Commission review of the property. Mr. Sander answered it has not gone to the Inland Wetlands Commission, as yet, but he didn't think there would be a problem there.

Chairman Harbinson stated the Board of Aldermen asked for a commentary from both the Conservation Commission and the Parks and Recreation Department. Comm. Tate said the Commission should look at it two ways. One way is to have the City sell the two lots to Mr. Sender, or have the City buy Mr. Sender's lot, and the second option is to swap one city owned lot with Mr. Sender's lot to have the City open space be contiguous. Then Mr. Sender would build on the two lots that are now side-by-side.

Mr. Sender and the Commission discussed each of the City engineer's issues. Chairman Harbinson suggested the Commission schedule a site walk with Mr. Sender sometime before the next meeting in March to see the character of the area. Mr. Sander thanked the Commission and left the meeting.

Wabuda Farm

Chairman Harbinson stated he didn't know of any further movement on that property.

550 River Road - Proposed CRD - 6 Lot Subdivision

Looking at a map of the property, Chairman Harbinson stated this is application #0-44 received by PZC on December 10th by Housatonic Way, LLC, 550 River Road, CRD subdivision proposal for 6 lots, but it has been

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withdrawn by the applicant from both the Inland Wetlands Commission's public hearing tomorrow and from the PZC. The Commission looked at the subdivision to have a concept of their thoughts on the property.

Then, Chairman Harbinson stated to Commissioner Tate that since the application has been withdrawn, the Commission should hold off commentary. Chairperson Wilber thought the Commission should look at the open space proposed. The withdrawn plan is conceptually showing a public access easement on the Housatonic River and is showing a property currently owned by another entity to be used for public access.

The Commission discussed the drawing attached to the application dated August 23, 2003, which was updated last September 23, 2003 showing a lot line revision that was filed in the City records.

Chairperson Harbinson stated the Commission should wait until the application is resubmitted and added the property is zoned R-1 and I-83.

Split Rock - Commercial Development on Bridgeport Avenue/ Old Stratford Road

Chairman Harbinson stated he E-Mailed pictures to the Commission members which Agent Pjura had taken. He handed out them out to the Commission members who had not seen them. One was a picture of Bridgeport Avenue and Old Stratford Road.

Chairman Harbinson stated the Commission was asked by the Board of Aldermen and by the Mayor's office to give a referral, in accordance with City ordinance, on the disposal of City property that is in the right-of-way along Old Stratford Road. The developer of Split Rock has requested that the City sell him the 1.4 acres.

The Commission looked at the final plans of the property dated January 10, 2005. Chairman Harbinson pointed out the property for possible sale. This land was acquired from the State after Route 8 as constructed. The proposed acquisition area as labeled on these maps is 1.43 acres.

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Chairman Harbinson had asked Agent Pjura to take pictures of the area because it seemed obvious that the developer was preparing the site and had already taken out a substantial amount of material.

Comm. Tate said he E-Mailed Chairman Harbinson his opinion and asked if anyone else had an opinion about the property. His first comment was he is very concerned that the City would not put an immediate stop work order on the project because it appears that the developer is working within the City property without permission or without a permit. He said that dictated a stop work order until the proper reviews and agency approvals are secured. His second comment is in an area that is clearly now denuded of any vegetation or landscape features, why wouldn't it be in the best interest to the City to try to keep whatever remaining landscape area or natural buffer that they could.

Mr. Dyer asked how the developer would get in and out of the property if the City doesn't sell him this land. Comm. Tate said he thought there could be a right-of-way easement granted by the City if the City thought that was in its best interest for traffic reasons. He added that might be a PZC issue, but he thought the two relate to one another because to have access to the site doesn't necessarily mean the whole parcel has to be sold. He thought a buffer along Route 8 will be important long term and the buffer along Old Stratford Road, at least, will be important short term.

He said this Commission has added considerable amount of time and effort explaining to all boards regarding the importance of buffers. For example, when the Intermediate School was built the required setbacks approach 100 feet, and other areas where we have development, such as along Bridgeport Avenue. Part of the rural character of Shelton is from protecting these natural pockets of vegetation. Tetley Tea on the next corner of Old Stratford Road, has in the front portion of that site a long esplanade of landscape and lawn. It would be an attribute if this project could have the same attribute, but it is easier for the developer not to have it, and retail here is the primary selling point. He said all sites

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along Bridgeport Avenue built in recent years have some setback situation and don't have this severity of development so close to the road. He stated there is no benefit to the City to sell this property. It is more beneficial to the community to keep the property and leave it in its natural state and reconfigure the development. There is no reason this cannot be done.

Comm. Tate mentioned one of the reasons these temporary exceptions are given to do development is so the developer can prepare the site, move the rock out of the way, and attract the proper tenant to the of the project for a higher quality of development. He said Shelton now does not have to attract developers because they are here in earnest and will spend the money to do the project correctly.

He stated it is our role to protect the properties and protect the character of the community so we will get the maximum design and esthetic landscape buffering out of all possible avenues. Here is an example to protect, preserve, and enhance a piece of property which is rightfully the City's and should not be put into the hands of the developer for parking, a riprap embankment, or some other structural amenity that has no landscape or visual esthetic value. Comm. Tate said he would vote not to change the character of that property and would request the PZC, or whoever else is responsible, to require the developer to return or revegetate the existing area that was disturbed back to its original condition. At that point the stop work order would be lifted.

Also, there should be a professional engineer for 'site monitoring' and that engineer should be retained by the City and paid by the developer's fees. It would be an independent engineer who would work for the City.

Chairman Harbinson made a note from the Inland Wetlands Commission's report of January 13th. In the comments Chairman Harbinson read at list of deficiencies in regard to the Commission's permit approval for phase 1 for Split Rock. The Inlands Wetlands Commission staff suggests that these

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deficiencies coupled with the extent of work already authorized, warrant the Commission not to consider additional regulated activities on this watercourse system.

Chairman Harbinson stated the Commission should write two letters, one referencing the request for our commentary on the disposal of the property to the Board of Aldermen. He suggested it to be in the negative for disposal for the reasons Comm. Tate stated which is for the land to serve as a buffer. Also, in the future, as a corridor to the large area of economic activity for our community, there may be a need to expand Old Stratford Road. Chairperson Wilber said the engineer did ask for 20 feet for that expansion. Chairman Harbinson said more may be needed someday for a bus stop or sidewalks or a bicycle path.

The second letter should be sent to PZC with all the comments Comm. Tate stated with cc's to the Mayor's office, included with PZC's letter to the Board of Aldermen, and the pictures taken of the area.

Comm. Tate suggested the Commission should phone the PZC tomorrow about the stop work order.

At 8:10 p.m. Comm. Tate made a motion to write two letters, one to the Board of Aldermen and the second letter to the Planning and Zoning Commission regarding the property on Old Stratford Road. Comm. Welsh seconded the motion.

In addition, Comm. Welsh commented the rock that has been crushed and excavated out, the trees, and vegetation should be restored.

All voted in favor; motion passed.

Comm. Welsh suggested a storm water management plan for the site because run off from the site could contribute to a serious downstream impact where there is City open space. He said there has been no preparing the site for that impact and damage has been done downstream. The retention area for the water would be hooked up to an underground pipe which

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would filter off into the Far Mill River which would become immensely silted.

Any Pending

Turkey Hill Estates, Buddington Road

Chairman Harbinson stated Turkey Hill Estates was presented at the PZC public hearing on January 25, 2005. Looking at a map of the property, he stated it is showing eight conventional lots. The developer is proposing a PRD of ten lots. The Commission discussed the property and Chairperson Wilber stated we have already sent a letter and did not discuss the density.

Chairman Harbinson said there is still grading on the open space, and the detention pond is on the open space. The engineer's office had some concerns about the raised detention pond, so it is being brought down below the existing surface. There will be no wall area that may fail on the downhill side. There is a driveway with a grade of 12 percent with a small parking area that would be used for any maintenance that needs to be done on the detention pond. Also, it will serve as a small parking area, which is 24 foot by 24 foot pad at the bottom of the driveway, for anyone who wants to access the open space.

It was asked if the grading in the open space would affect the Trail system. Chairman Harbinson answered probably not since it is right next to the cul-de-sac. A chain link fence is being proposed to go around the perimeter of the detention pond because someone was concerned about safety.

Comm. Tate said there is no other detention pond he is aware of in Shelton that has a chain link fence around it. He said it is a problem because poison ivy will grow on it, and no one will take care of it. If there is a fence, there is a problem because it means the detention basin is unsafe. The detention basin should be redesigned so that it is safe and would not need to be fenced. Detention basins should not be fenced in the open space because there should not be any structure in the open space.

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Chairperson Wilber suggested writing a follow-up letter about our concerns after the PZC's public hearing on January 25th before the Commission makes a decision on Turkey Hill Estates. In the Commission's discussion of the property, Comm. Tate's commented the Commission gained two more acres of open space adjacent to our to our Old Kings Highway open space in exchange for two additional lots in the PRD. In this instance, it is a good trade off.

Chairman Harbinson stated a follow-up letter will be sent to PZC stating we are writing after a review of the revised drawings presented to the Planning and Zoning Commission at the January 25, 2005 public hearing. Chairman Harbinson suggested to write that while the Commission still has concerns over using the open space for a detention pond facility, and for the significant grading at the end of the cul-de-sac which is on the proposed open space, we further have a concern on the use of a chain link fence to answer safety concerns of the detention pond. The use of the fence is inconsistent with other detention ponds throughout the City.

Chairperson Wilber said the letter should add that if the detention pond is deemed unsafe and needs a fence, rather than have a fence, it should be redesigned to be safe or the detention basin should be placed on private property.

At 8:23 p.m. Comm. Tate made a motion to write the letter. Chairperson Wilber seconded the motion.

Comm. Tate said the City should not want to take the liability for a fence because if the fence fails and is not kept in good condition, and becomes overgrown with poison ivy, the City will be obligated to maintain the fence. If the City is fencing the area for public safety reasons, then this particular facility should be redesigned to be safe so as not to require a fence.

All voted in favor; motion passed.

Murphy's Lane

A development called Berkshire Commons on Murphy's Lane is a proposed PDD and is a total area of 1.6

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acres. The initial plan was for a single house then for five units, and now for a building containing four units. There is no open space set aside or conservation easements. It is an R-1 zone with a special development area overlay.

Chairman Harbinson said there was nothing for the Commission to comment on unless to put a conservation easement along the stream corridor. The Conservation Commission has already written a letter on the development.

5.1 8:37 p.m. Chairperson Wilber moved to add to the agenda, Mountain Laurel Ridge. Comm. Tate seconded the motion.

Mr. Roger Spinelli, developer, has to go to a hearing in March. The Commission has written an extensive letter on September 13th and Mr. Spinelli said to Chairperson Wilber that he has done pretty much what the Commission has asked.

The Commission looked at the map of the property which was split into four houses. Chairman Harbinson said lot 1 is on Independence Drive, lot 2 has frontage on Independence Drive and has wetlands and an access easement to lot 4, and lot 3 also has an access easement to lot 4. Lot 4 contains the driveway shared that comes to lot 4, 3, and 2. There is open space of 6.596 acres which is in a stream corridor.

Chairperson Wilber read from the previously sent letter to see what was done.

1. Accept the proposed open space of 6.596 acres as shown on the map. In the event the regulatory land use boards choose to reduce the number of lots, additional open space should be provided.

2. A conservation easement along the southeasterly rear portion of proposed lot 4 at a distance that would in essence parallel the southeasterly rear border line of lot 3 and be 350 feet north of the southeasterly property line. This will prevent any clear cutting of trees contained therein to reserve the integrity of the Turkey Trot Trail and the City open space.

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3. Establish a conservation easement 50 feet in from the southerly boundary of proposed lot 3.

The Commission looked at the map and discussed the property. Comm. Tate stated Mr. Spinelli should extend the rear lot line of lot 4 to intersect with the rear line of lot 3 that would give the buffer area needed for the open space and to get rid of the cut line at the rear of lot 4.

4. Requires, as a condition of approval, the proposed pedestrian easement to open space as shown on the map, so that there may be access from Independence Drive.

Chairperson Wilber said that was done.

5. Require a deed restriction to enforce the conservation easement, as shown on the proposed map, bordering Independence Drive so that there will be no question that there will be no construction within this area anytime in the future.

Chairperson Wilber said she did not know if that was done or not.

At 8:37 p.m. Chairperson Wilber made a motion to vote to approve it as shown and make sure the other two things are done.

Comm. Tate seconded the motion. All voted in favor; motion passed.

Chairperson Wilber stated the letter will be sent to PZC. As a courtesy by the Commission, we should also send a copy to any developer who comes to our meeting. This letter will go to developer, Roger Spinelli, 90 Soundview Avenue, Shelton.

6.0 Trails Committee - Mr. Bill Dyer **Recreation Path**

Mr. Dyer stated the Trails Committee had a very good work party in January where they cleared the path through the woods between Lane Street and the property behind Lane Street.

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Status of Planned Projects for 2005

- Described a Scout project listed to clearly identify and mark the trail from Huntington Woods to Lane Street paralleling the Land Trust property. In addition, the project would include improving the foot bridge.
- Create a fund to improve the foot path for flooding.
- Resolve drainage issues on Abby Wright. Dean Cawthra asked if the Commission would spend some funds from the Commission's budget for stone for the drainage at the site. Chairman Harbinson authorized the expenditure.

Chairperson Wilber stated if anyone asks for money from the Commission's funds, please tell her or have them put something in the Commission's mailbox so she can subtract it from the appropriate account and not go over budget.

- Cleared the parking lot by Boy Scouts, but found out in early winter it had become swampy. Would like Dean Cawthra to make a long-term parking area by using a back hoe to dig a buried trench in the street into the cul-de-sac which would bring the water to Chordas Pond.
- Attain Public Works Department to get the cement pipes out of the parking lot while the ground is frozen because it is swampy.

Mr. Dyer said he is trying to focus on the pipes with the Public Works Department and on the drainage issue with Dean Cawthra.

Then he said the Recreation Path is his next focus, although Mr. Terry Gallagher hasn't finished the drawings. Chairperson Wilber mentioned on March 3rd she and Chairman Tom Harbinson will meet the A&T Department and the Aldermen to go over the proposed 2005-2006 budget. She asked Mr. Dyer if he has any financial backup material for the Recreation Path, she would like to have it. At that time, Chairman Harbinson told Chairperson Wilber he will not be available to go to the meeting.

Status of Planned Projects for 2005 (continued)

The Trails Committee:

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- Will work on the Scout Project for the Turkey Trot Trail kiosk.
- Will review the grant for Silent Waters Dam and report at the next Conservation Commission meeting.
- Has taken no action to acquire the right-of-way on Oak Valley Road.
- Is trying to implement a Trailskeeper program.
- Has taken no action on the Recreation Path "missing link" near Intermediate School.
- Will plan on placing millings or woodchips on power lines crossing as a potential Cub Scout project in the Spring.
- Will bring in the "Marking of Trail Signs" design to the next meeting.

New Projects

- Discussed several scout projects such as putting foot bridges and/or repairing signs at a meeting with Scout John Lebate who lives off Nells Rock Road.
- Discussed the gator maintenance with EMS. One of the tires has to be fixed, but doesn't know if it has been done, as yet. Mr. Dyer told Chairman Harbinson the Trails Committee wanted to use it for the next work party and would like him to bring it up on a trailer.

Other Business

- Two new attendees, Mr. and Mrs. Joe Platt, attended the meeting.
- A new grant application, which is the same one that was just granted, is due again in mid-February. It is a Trails Enhancement Grant for \$15,000.

7.0 Report of Conservation Agent - Agent Jimmy Pjura **Landkeepers Program**

There was nothing new on the Landkeepers Program. Chairperson Wilber suggested that since it is close to Spring, for Agent Pjura to write another article for the Huntington Herald to ask for new volunteers. There is a new editor there and Agent Pjura might call him and introduce himself to ask the editor if he would be willing to put in an article.

Violations of Open Space

Nature's Way

Agent Pjura stated that in the minutes of the Board of Aldermen's meeting, they authorized Corporate Counsel to take necessary legal action to protect

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encroachment on the City conservation easement. Attorney Tom Welsh was to come to the meeting tonight, but Chairman Harbinson said Attorney Welsh called him today to say he would not be able to attend the meeting due to a conflict. Attorney Welsh informed him they have started to take action on the Nature's Way problem and also told Chairman Harbinson he wanted to talk to the Commission tonight regarding the Commission's Ordinance on the Violation Conservation Easements. Attorney Welsh will write a proposal as to what the ordinance could be and send it to Chairman Harbinson in preparation for next month's meeting at which Attorney Welsh would attend.

Chairperson Wilber asked in regard to the violation have they decided what the remedy will be. Chairman Harbinson answered there are certain statutory limits as to what a City can fine, for instance, \$100 a City can fine for violation of open space, however, it can be \$100 per day, so there is more "teeth" than to just \$100. He said in violation to Nature's Way, he didn't know what the remedy would be.

Permain Road

Ms. Cindy Burke established a meeting with Mr. David Naples, homeowner, the Mayor and Agent Pjura on February 10th at City Hall to finally resolve that issue.

Hanging Open Space Signs

Agent Pjura spoke with Mr. Schultz, Administrator of Planning and Zoning Commission. There are four or five subdivisions that need to be worked on. Mr. Schultz will contact the developers and will remind them of the responsibility of flagging the open space areas. Agent Pjura said he will keep watch and let Mr. Schultz know when they are flagged.

Chairperson Wilber told Agent Pjura there are subdivisions that have never been flagged, and now it's too late to have the developer do it because the bonds have been released on these old subdivisions. She asked if he has done any. He answered he didn't know where the list is. Chairperson Wilber said it is frustrating because there are quite a few that haven't been done and the Commission cannot now get the developers to do them. He was asked to go through the bond list, make a list, and ask Mr. Schultz which ones have not been done. Chairperson Wilber said to

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ask Mr. Schultz the best way to find out what subdivisions have never been marked, but their bonds have been released so Agent Pjura can mark them. Agent Pjura will have to do the task.

Fish Stocking of Pine Lake and Silent Waters

Agent Pjura stated this was done last month. Chairperson Wilber said he was supposed call the State again to see if they will stock Silent Waters and Pine Lake. Agent Pjura answered he will call them. Comm. Tate mentioned the fisheries wouldn't know Silent Waters is Reservoir #1 on their maps. Agent Pjura should state to them that the City of Shelton has done dam work as part of the new Intermediate School project. Now the water condition in that pond is dramatically improved and it can support fish. If they could come down to check on it and give the Commission a report on it, perhaps the next time they are here they can stock it. Chairperson Wilber stated they could also stock Pine Lake.

Sign on Open Space near Turkey Hill Estates

Agent Pjura talked to Dave Kosakowski, who works in Mr. Bob Kulacz's office. He will measure the property to see if the tree is on the open space line or if it's on the person's private property. The tree has a no trespassing on it.

Pine Rock Park

Agent Pjura stated he has gone to Pine Rock Park to try to find the property Mr. Rich Cranson has been talking about. Agent Pjura met with him today. Mr. Cranson spoke about acquiring the parcel of land across from the Far Mill River. Agent Pjura walked the property with Mr. Cranson. This land is along the river but is above it on a plateau, then it falls down, crosses a road, and goes down to the Far Mill River. He showed Agent Pjura where the land could connect to the river. Agent Pjura will take pictures of the area next week.

8.0 List of Concerns in Regard to Other Commissions -

Comm. Ed McCreery

Comm. Tate stated members of the Commission are being more acquainted with the PZC staff and there are concerns to be pushed forward. In terms of the sitting Commissioners, if there are concerns with the PZC staff, which would be a different issue, a

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procedural issue though the PZC meetings that would take a different course.

The PZC is being overwhelmed with public comment and issues and are not prepared to handle on many things they're to make decisions on. So, they are not receiving the data sent to them by our Commission in the same context as it is intended and do not place the same importance as the Conservation Commission thinks it has.

Comm. McCreery stated the Commission should have specifics when speaking about issues of concern. The Commission made strong recommendations on the Wabuda subdivision and the Commission's comments were taken lightly. Totally not regarding our Commission's opinion, which was supposed to be within our purview to give advice on, the PZC staff took over the decisions on Wabuda Farms Subdivision, which is not their role.

Comm. Tate wondered our point of view can get priority and be conveyed to the PZC as it is intended. If there was the time, Comm. McCreery said we could tell the PZC during public speaking portion of the meeting that there will be a Conservation Commission's presentation about its thoughts on an application of a certain subject. Comm. Tate said a person representing the Commission should speak with strength to make known the importance of it. Chairperson Wilber stated when we get our full-time person, that person could do that for us.

Comm. Welsh stated it should become a practice to listen to the Conservation's comments and hold that, and the engineer's report in a higher regard on which to base their decisions appropriately. The Commission discussed the importance of its concerns made to other commissions.

The Commission thought another way to get our opinions about applications known to the other commissions would be to send the letters to the homes of the commission members staff.

9.0 PUAC (Plan Update Advisory Committee - Comm. Tate - Chairman Harbinson)

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Comm. Tate reported the last meeting was about the regulations of the land use map and the explanations of what was pertinent under certain zones and why things have or have not worked and the relationship of these with the plan. The second portion was in regard to public facilities such as schools, fire houses, public works garages, etc.

Comm. Tate said the Mayor has been coming to the meetings and the public asks him questions regarding the town which makes it more difficult to put the new plan together in the time allotted for the meeting. He added the PZC has retained a traffic engineer for strategic planning in highly trafficked areas.

10.0 Quality of Life - Possible Executive Session - Chairman Harbinson

At 9:27 p.m. Chairman Harbinson entertained a motion to go into executive session for the purpose of discussing land purchases. Chairperson Wilber moved the motion. Comm. Tate seconded the motion. Invited to stay were Mr. Dyer, Agent Pjura and Ms. Shortell, clerk. All voted in favor; motion passed. The machine was turned off.

At 9:45 p.m. Chairman Harbinson moved to come out of executive session; seconded by Comm. Tate. All voted in favor; and the machine was turned on.

At 9:46 p.m. Chairman Harbinson entertained a motion for the Commission to ask the Board of Aldermen to pursue the purchase of a potential open space parcel in the area of Meadow Street. Comm. Tate seconded the motion. All in favor; motion passed.

11.0 Comments by Members

Chairman Harbinson stated the Commission has to update the quality of life list. Everyone should think of properties that are on our quality of life list that have not been developed or new properties to be added to the quality of life list and have them prepared for the next meeting.

In addition, Comm. Tate and Chairman Harbinson are talking about updating the open space plan with amendments and adjustments. Perhaps a meeting some Saturday with a few Conservation members could be

Conservation Commission Meeting Minutes

February 2, 2005 7:00 p.m.

held. It has to be three or less, so as not to have a quorum.

Also, The Commission has to set a walk date for the Tuxedo Avenue property. The Commission said a Saturday is good.

12.0 Adjournment

At 9:50 Comm. Tate made a motion to adjourn. Seconded by Comm. Welsh. All voted in favor; meeting adjourned.

Minutes prepared by _____
Anita Shortell, Secretary