

City of Shelton, Conservation Commission
 Minutes for the Regular Meeting on Wednesday December 5, 2007 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

Present: Bill Dyer, Vice-Chairman
Jim Tate, Commissioner
Hank Lauriat, Commissioner
Ed McCreery, Commissioner

The Commission currently has 6 active members.

Also Present: Teresa Gallagher, Conservation Agent
Marianne Chaya, Clerk
Jim Ryan, Shelton Economic Development Corporation
Elaine Labella, Housatonic Valley Association

A. Pledge of Allegiance

Vice-Chairman Dyer called the meeting of the Conservation Commission to order at 7:08 p.m. All in attendance recited the Pledge of Allegiance.

B. Approval of Minutes

Commissioner Tate MOVED to approve the minutes from the November 7, 2007 Regular meeting. SECONDED by Commissioner Lauriat. All were in favor, MOTION PASSED.

Commissioner Tate MOVED to change the order of the agenda so that Jim Ryan, SEDC, could make his presentation first. SECONDED by Commissioner McCreery. All were in favor, MOTION PASSED.

C. DOWNTOWN REDEVELOPMENT, RIVERWALK EXTENSION, SHELTON CANAL CLOSURE: JIM RYAN, SHELTON ECONOMIC DEVELOPMENT CORPORATION

Mr. Ryan commented that he is going to give a thumbnail sketch of the history of the efforts in the downtown. Many of you were very involved. I will also talk about some of the work that is contemplated for the near-term and some of the work contemplated for the long-term. I see that Elaine Labella is here from HVA and I would like to bring you up to date on what we are doing in respect to the proposed filling of the northern part of the canal as it relates to you on your priorities.

For those in the audience that does not know what the Shelton Economic Development Corporation is, we are not a city agency, per se. We are private, not-for-profit that is designated by the City act their implementation agency for it's redevelopment type of activities. It was organized in 1983 & I have been there

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since 1984. We have up to 60 directors drawn from business, banking, utility, manufacturing, corporate groups, and small & large, etc. I am managed by an executive committee that meets with me monthly. There is a staff of 3 of us, myself, Aleta Minor, who is full-time and a part-timer, Marianne Sheehan. People wonder how we keep the doors open. It's by multiple ways. We have funds that are contributed by our directors, our donors, and the 501-C-3, non-profit with IRS status so we are able to solicit funding. We are in the City budget for services that are related to overall economic development. We manage federal & state grants. We also have been able to develop a sideline foundation business from either private foundations like the Nappy's Foundation in Seymour, or the Community Foundation of Greater New Haven.

Mr. Ryan presented and detailed a slide show for the Commissioners and is described as follows:

Downtown Shelton had a life unto itself long before us. Examples are services, trolley, rail and road transit systems. There was major industry created based on the canal. The slides showed the canal from years ago where Canal Street was basically a service road when City did not own it years ago.

One slide showed Shelton Looms, a major regional employer, which was the old BF Goodrich site. Today it is the site of the park.

The City gained ownership of the Canal Street from an opinion from the City Engineer and Corporation Counsel that it has become the City's property due to the operation and maintenance. For some of the federal grants we get we have to show title and they have accepted the City's opinion of ownership.

Another slide showed and detailed a historical picture of the Derby/Shelton bridge and the businesses on either side of it. The area known as Kyle's corner will be raised and there is a very attractive development plan for that with all brick treatments. This is at Planning & Zoning now, which is about a \$6M investment. The City has flirted with a redevelopment program for Shelton since 1949. The feeling of why the redevelopment plan was implemented was because we had the BF Goodrich plant with 2400 jobs at one point in time, there was street traffic, people were patronizing the small shops, etc. There really wasn't the need to develop a new business mix at that time.

Mr. Ryan also showed a slide of the area where Inline Plastics is now and where the municipal parking lot is now was a gas manufacturing plant. The canal has also largely been filled in.

There was a slide showing the aftermath of the explosion at BF Goodrich and noted the area where river walk is now that was designed by Jim Tate. Due to the loss of BF Goodrich the whole valley's economy was set back. Jobs were lost, tax revenues, and careers. At that time the municipality brought the Governor, the Congressman and others the site before it was torn down. The question was who was going to do anything. There was a readjustment strategy that was put together in 1975-1977 that pretty much went on the shelf. Towards the end of the 80's Mayor Hope and business leaders felt that they needed a

bigger team to work on the redevelopment question. SEDC was organized in 1983 and staffed in 1984. There was really no decision at that point in time who was going to do this and who was going to pay for it.

In 1991 when Mayor Lauretti came into office he brought in many of the major developers and business leaders and suggested with all this real estate down here, why not come in and do something with it. It was unanimous that it was not positioned to receive new private investment. You need to have it cleaned up and initial strategic public investments to make that happen. This all happens with teamwork and I can tell you the slowness of it because I was there. If we had a better team earlier it might have been earlier major activities.

There was bi-partisan support in the planning of the former BF Goodrich site. Slides were shown of what we had to deal with in the area, the construction of the widening of Canal Street, the movement of the utilities underground, the filling of the BF Goodrich site to bring it above the 100-year flood plain level and to encapsulate some prior contamination.

I wanted to give credit because we spent about 5 years in court over the pricing of this area and how much we should pay. It is a fair process and our own Ed McCreery led the City's team and saved the City millions of dollars. The argument was that it was a residential site and Ed and his team covered that base perfectly as well as the issue of the contamination. He deserves a lot of credit as well as our designer, Jim Tate.

This area was the first mixed use development that was endorsed by HVA and it wasn't just open space. This was a critical endorsement in helping get some state funding for this program. We got about \$2.7M from the State Dept. of Economic and Community Development. This was due to the help of Dick Belden, the Chamber of Commerce and Mayor Lauretti.

A slide showed progression of the River walk and talked about the use of this area for public events and how it progressed with a public referendum to permanently reserve the area shown as open space.

There is a \$1.6M grant to extend the River walk.

Mr. Ryan discussed the history of how the Farmers Market got built giving credit to all the individuals accordingly. He also discussed all the uses of the building. The details of the Veteran Memorial was shown and explained.

Mr. Ryan explained the process of the removal of the Rolfite building and all the storage tanks plus the contaminated soil. This site is still in progress. In order to get the EPA cleanup grant the City had to acquire the property. That is now owned by Shelton.

He also discussed the Spongex site, which used to be International Silver, which was called Derby Silver. Spongex has just sold the business and they will be doing their own private redevelopment or for sale for private or joint venture redevelopment.

The cleanup efforts of Bearing Ground Brook were shown and detailed.

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Mr. Ryan explained the efforts of Mr. John Guedes and his group, showing the Birmingham Condos and discussed the acquisition of the asphalt plant and the current status of their conceptual plans.

The process of how plans come together, the approvals required, etc. was discussed. Mr. Ryan commented that because of the interest from the public along with the cooperation from the Commissions the redevelopment plans should be finished within 5-8 years as planned.

The area around Rolfite was shown and detailed as to the future bidding process for proposals of development in the next year or two.

Details of the Canal Street program were discussed in relation to trails and the amount of money received towards this program. This is still in the study phase. The developer who is planning units at the asphalt plant is now at the State Traffic Commission requesting approval. The estimated time frame is 3-4 months. If he gets his approval he can start building once he receives favorable approval from P&Z.

Commissioner Tate asked about right-of-way on the other side of the tracks and Mr. Ryan said it was looked at but it was not recommended due to its proximity to the Wooster St. rail location. We still want to keep this on the table for future discussions. We need to have a railroad crossing and have been told that it must be in place before STC will allow them to occupy the units. We are shooting for a 2009 approval.

The slide was presented and detailed showing how the River walk is going to be extended west of the Derby/Shelton Bridge and the site improvements along Canal Street and Wooster St.

We currently have \$400K committed so far for Canal Street through a federal earmark and we are negotiating with the State for about \$2M. Then we will look and see what the City share might be. We hope there will be a federal investment in this project as well.

The conceptual design plans created by Jim Rotondo Engineering were emailed to the Commissioners with the intent for comment and so far have received a favorable comment from the Trails Committee with the consensus of keeping the public walkway along the riverbank.

The Commissioners and Mr. Ryan discussed some of the details of this plan including some of the money issues of the construction. This is still in the study phase.

They discussed when SEDC would like the Commissioners comments for the record.

Mr. Ryan indicated he would like the Commissioners to attend the upcoming meeting of December 20 at City Hall at 7:30 P.M. and invites comment.

Commissioner Tate asked if there would be interplay between the engineers, developers, and landscape architect. Mr. Ryan commented that they have been invited and there would be discussion with the Guedes team and Mr. Rotondo's engineering team.

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The timetable for the study phase is 2008. We hope the City has a decision in the first quarter. Discussions of the preliminary design phase should start around May/June. The City could then consider those plans at the end of 2008. If the City were happy with it, the City would then have to prove it has the resources necessary to complete the project. You would then be looking at referendum type issues in early 2009. With the timetable projections it looks good for 4 years for completion.

Mr. Ryan discussed processes that the City has taken to acquire property – one example of utilizing the anti-blight ordinance.

Tape 1, Side B

In further discussion of the Canal Street plan, Mr. Ryan mentioned that preliminary engineering was done with the UI for underground program and site improvement program for Howe Ave. We are hoping for the Conservation's comment within 1-1 ½ years for how the whole main street look should be accomplished and how it fits into the standards.

In regards to the canal closing, Mr. Ryan stated that in late August they started to hear from John Guedes that the owner of the Shelton Canal Company had plans to fill the upper canal. In September, we contacted the manager of the Shelton Canal Company who stated at that time there were no plans. Then towards the end of October John Guedes came to a meeting and stated they are closing it and gave us a copy of the FERC decision that was associated with it. It stated the reasons were for safety and that it was for sale for private redevelopment. In terms of who else might consider it, there was specific reference to the State Historic Preservation office and the review for their responsibilities for submitting a plan for the closure of that. Because our citizens group is very opposed to any change in that area I sent it out. There is a good mix of stakeholders that are totally opposed to that idea. I was glad to see yesterday that HVA is willing to weigh in on that subject. I contacted the State Archeologist about this and he did not know about it and had not seen the plans. Due to that fact I figured there is time and it is not moving fast. We should have time to have a better discussion. I feel that it is hard to believe FERC would have closure without real local notice. Vice-Chairman Dyer commented that there was a notice in the Naugatuck paper. Mr. Ryan acknowledged that Chairman Harbinson, Agent Teresa Gallagher and others have done a lot of great research on the public record. Mayor Lauretti is meeting with the company this week, and has told myself and Representative Jason Perillo he is opposed to the filling. I heard today that FERC has been overturned, which is good news. I do know that there are confidentiality issues here and I also have confidentiality rules in my employment agreement. I feel there is ample time to respond and there is a strong team to make sure the right thing happens. Marty Coughlin and David Grant of our Board commented that

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we will be watching this very closely and contribute to the effort as best we can. You would probably be hearing from the Mayor directly after his meeting.

Elaine Labella, Director of Land Protection, Housatonic Valley Association

Ms. Labella stated that she is blown away by the plans of the River walk going forward. She will be at the meeting on 12/20/07. Our Board was delighted to endorse the previous proposal and I am sure they will be happy to hear about the plans going forward.

Regarding FERC (Federal Energy Regulatory Commission), in 2004 they granted a license to the Northeast Utilities for the 5 other dams on the Housatonic River. They required the company to put fish passage at the Stevenson dams. There would have to be a fish elevator. The other thing they required the company to do was to put buffers along the lakefronts and the riverfronts. One of the areas that need the buffer is Candlewood Lake. Candlewood Lake is very heavily developed around the shoreline. The power company owns up to the 440' contour, so the property owners have a right to pass to the riverfront. They do have a right to put up docks and simple construction and seawalls. However, if those structures are on the power company land, the company has a right to charge a licensing fee. When the company got their 1981 license they did a study, and they know who had docks and seawalls and who didn't. This gave them a baseline. In 2004 they did another baseline to see all of the structures that were in. There were many people that got their licenses and local permits and many who didn't. From 2004-2006 all the stakeholders, the lakes, the rivers, HVA, etc. worked on a shoreline plan that hammered out reasonable fees and buffers. The Candlewood Lake owners primarily were not happy. They organized, wrote to FERC, they talked w/Chris Shays, Nancy Johnson, and others. All of this pressure from 2005 and now, during the summer FERC issued a decision rescinding their previously approved shoreline management plan with the fees and buffers. We are now almost back to square one. If concerned citizens and all of us get organized and define the issues and the proposed alternatives, it is possible to do what is necessary to get a FERC order rescinded. I think we have a strong case here. If the fish ladder is really what needs to be done, my colleague, Jen Gunther, who previously worked for DEP fisheries, is researching what might be an alternative to a very expensive fish elevator for the Derby/Shelton Dam. It looks like the Derby side would be a perfect location for a standard fish ladder that doesn't have to cost \$1-2M. We are going to do the research and we will share that with the Mayor, with Jim Ryan and any of the Commissions that are reviewing land use in Shelton. I really think that with all of us working on this together we can explore the issues and come up with some alternatives, and drill down to the real reason why they want to fill in the canal. We don't think that the fish ladder should be that compelling a reason to do such a drastic action on the property. More to come and I think it can be done.

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Commissioner Lauriat said he thinks being a fish elevator operator would be a great part-time position.

Ms. Labella explained that a fish ladder is that it creates a little artificial cascade or waterfall. The fish swim up to the dam, feel the turbulence and look for ways to go up the waterfall. The fish ladder is just a cascade of steps. They will go along the dam and they will find a way to jump and continue up the river. The fish elevator is literally an elevator. There is a way to shunt the fish to an area where the fish go in, the elevator operator then takes over. It's very expensive, though.

It was commented that it is rare when FERC is overturned but they like to work cooperatively with applicants and the community at large. We have worked with them from 1994-2004 on the re-licensing of those 5 hydros on the Housatonic River. It was really a collaborative process. I think they are reasonable people and having our Congressional delegation on board makes them very reasonable. I think we can do it.

Agent Gallagher asked if the FERC approval override any other approvals, such as Inland/Wetlands or Army Corps of Engineers? Ms. Labella said no, they still need to get all their other permits. Since it is on private property they are subject to all the same laws you and I are.

Ms. Labella concluded by saying they will be doing a lot of research and keeping you in touch.

The Commissioners thanked Mr. Ryan and Ms. Labella for coming to the meeting.

The Commissioners discussed the best ways to respond to the SEDC presentation. They determined they should come up with a consensus of their position on the plan. Commissioner Tate is under the assumption that they will be presenting the site plans in January, not at the upcoming Dec. 20th meeting. The best plan is for the Commissioners to draft their thoughts and email them to each other. After attending the informational meeting the Commissioners could come up with comments from the Commission itself.

Terrance Gallagher, Trails Committee – the key thing the Trails Committee felt was important was to have the river access to the public. We want the walk stay on the river. The route along the top of the riverbank would be best public access to the water. You can have nice sidewalks on Canal Street, but we would prefer that the Riverwalk be along the river – not just be a sidewalk along Canal Street. That is our primary recommendation.

The Commissioners and Mr. Gallagher discussed the issue getting the approval for rail crossing and other crossings.

Commissioner Lauriat asked what our commentary should be on the filling in of the canal.

Commissioner Tate commented that he felt the owner of the canal is a businessman and is acting in his best interest and may feel that this is not

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servicing him or any business anymore as a canal. How can I get a return on it. I don't really blame the guy for moving in the direction he is considering of filling it in for development. The reality is that in the past, he has moved so quickly and decisively in that direction that he kind of forgets about getting the blessings. He starts a process that you can't undo. I don't think anything is going to happen immediately. I would never say, never to fill the canal, myself. But I would say, I would like control of it.

Vice-Chairman Dyer said, I'd say never fill it to put 88 houses there.

Commissioner Tate commented that maybe it could be a public park. There may be a portion that would be beneficial to open up to create an avenue up to Riverview Park. I am not sure it would be in the best interest to say never. My opinion is that we should get ownership and control of it. I don't care what the action is, as long as we move to get control of it. My push is to try to get the City to look at ways to either outright purchase, get easements or deed restrictions, or stop the process of anything happening for whatever reason.

Commissioner McCreery commented that he and Commissioner Lauriat went on a tour that it is currently zoned residential/single-family from a zone that comes down over Riverview Park. The only way they can do anything more than about 36 single-family units is by getting a PDD overlay. I hope the City realizes that is it's control right there. It doesn't have to allow a PDD overlay. I am not sure of what authority the Wetlands Commission has.

Commissioner McCreery also mentioned that it would be "tilting at windmills" to try and undo a FERC decision. What wasn't mentioned on the Candlewood shores situation is that it is surrounded by 8 communities. How many state reps and senators were called upon by 8 towns? We don't have that in this situation. Not to mention the average shack goes for a \$1M, so you have hundreds of millionaires and their resources that were impacted.

Commissioner Lauriat commented that he feels whether or not there is a fish ladder will have any impact on whether the canal lives or dies.

Commissioner McCreery agreed with Commissioner Tate in regards to the fact that this is such a historic artifact and will be so critical with the hundreds of people living down there to have a little open space to walk on. It is such an amenity. We recently have been talking about maybe getting the canal locks restored. To have water associated with that and having water flowing through it, and maybe not all of it, my reaction is that the City may have to buy part of this. I emailed the Chairman and said maybe we should put this on our quality of life list. If the developer is entitled to a fair market value, his investment would just come from a different source. It would come from the residents desiring to preserve a key amenity. When we were on our tour there was not even a trickle of water going over the dam. After our meeting I took my neighbor down there on Saturday just from that little rain we had there was so much water coming over the top of the dam. It so increased the drama of the site and the thought of all these people walking up here and appreciating the view.

Commissioner Lauriat MOVED to write a letter to the Mayor stating that this Commission encourages any effort to preserve the canal. Commissioner McCreery will start the draft of the letter. SECONDED by Commissioner Tate. All were in favor, MOTION PASSED.

D. PUBLIC PORTION

None

E. Trails Committee Report

Vice-Chairman Dyer reported as follows:

1. Planned Projects for 2007

A. Recreation Path-Specifications for contractor competition Phase I to Pine Lake Bridge to Route 108.

A copy of the specs was sent to Commissioner Tate and Terry Gallagher. We still need to walk it to determine where the drainage needs to go. I would like to get this going and approved at the January meeting.

B. Rec Path – Phase 2 – Route 108 in front of white house to connect with existing trail

We will be determining the trail location this winter. Commissioner Lauriat asked if anyone knew of the status of the white house. No one knew what the future holds for the house. Commissioner Lauriat asked if the trail is being planned with the house still there or not. Vice-Chairman Dyer stated that we are going around and behind the house. Commissioner Lauriat wondered if they removed the house would it impact the trail. Agent Gallagher said she is concerned about vandalism. Terrance Gallagher mentioned in the open space plan there is talk about having that house as a nature center, or greenway center, or trails committee group hub, etc. It is a valuable capital improvement planning project that fits in the overall greenway plan. It is a key piece of property. Commissioner Tate suggested if there was a way this house could return money to the City in order to be able to do what we want.

C. Land Trust Project - Lane Street meadow

It is completed and we are thrilled with the outcome of the project.

D. 2008 Recreation Trails Grant Application

Terrance Gallagher is working on it and it is almost ready.

Tape 2, Side A

E. \$2500 State Grant

Agent Gallagher reported that she contacted Dave Zamba & his wife would be happy to work on the logo.

F. New Bridge over Curtis Brook

A new bridge has been designed. It will take about \$500-600 in materials and it will come out of the \$5800 we have left in the trails grant. This will be a winter project and will put the foundation down a week from Saturday.

G. Riverwalk Design

We plan on sending a letter from Trails talking about how the river walk will tie into the other trails.

H. Trail at the old Master's Site, Route 110/Far Mill River

Next week the developer will work on the trail.

I. Trail along driving range and behind the hockey rink

The developer said he is working on getting it done before he starts work on the building next door.

J. Well Springs Estates Trail

I talked with Royal Wells and walked the area. The No Trespassing Sign is now down. I don't think it's a good idea having a gravel trail that ends at other people's property. There are 3 pieces of property that we do not own or have access to. I asked about the meadow that Jim Swift had said they would restore. This is where the corncrib is. Royal Wells said he went to the homeowners association and they said they didn't want it. We said we'd clear it and they could have picnic tables. They didn't think it would be something they would use and don't want to pay to maintain the meadow. We tried to find a home for the corncrib but no one wants it.

There was discussion of the maintenance of the field and Commissioner McCreery suggested having the association members come to a Conservation meeting and make suggestions regarding the field and the maintenance.

There is a cable across the driveway and it is only there waiting for the last house to be built. During the construction there was a piece of equipment worth \$150K stolen from the area.

Terrance Gallagher commented that his recollection of the field walk was the same as Bob Wilkin's in that Jim Swift had told us it would be

no big deal to put a crushed stone path down to the property line and do the mowing. In the future we need to do this while P&Z still has the public hearing open and we need to document any agreements the developers or their agents make.

K. Connect Blue Dot Trail to Shelton Lakes

Vice-Chairman Dyer asked if anyone heard any feedback from the presentation I sent to the Board of Aldermen on the alternatives for the trail along Mayflower Lane? No. This winter we plan on flag the trail from Route 110 to Mayflower.

We have not heard anything from the CFPA on the Indian Well's portion of it.

L. Trail Maintenance, Gates & Signs

We were at Riverview Park on Saturday. We all noted how impressive it was watching the water rushing over the dam. The steps at the park are now passable.

A couple of kiosks needed to have the plexi-glass replaced.
We need more directional signs

2. Work Party Schedule

December – Curtis Brook foundation & construction

January – Work on the Rec path around the white house

February – Location of the Blue Dot Trail from Rte. 110

3. Membership & Volunteers

We want to add two more permanent members to our committee: Lynn Reid & Richard Skudlarek.

Commissioner Tate MOVED to approve the addition of Lynn Reid and Richard Skudlarek to the Trails Committee. SECONDED by Commissioner McCreery. All were in favor; MOTION PASSED.

Commissioner McCreery MOVED to approve payment for the preservative used for the trail bridges to Huntington Paint in the amount of \$111.49. SECONDED by Commissioner Tate. All were in favor; MOTION PASSED.

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

Old Applications

1. Well Springs Estates. Old Stratford Road/Far Mill Crossing. Request for Bond release

Agent Gallagher reported that we need to let P&Z know if it's ok for the bond to be released. It sounds like the issues of the trail and the area around the corncrib have been resolved. The erosion issue needs to be addressed. Vice-Chairman Dyer said he asked Royal Wells about it and he said they can't do anything about it until the spring. It will be covered with grass. What they had planted was planted too late in the season and most have been washed away. Agent Gallagher reported that they did just put the apron up at the top, which will redirect most of the stormwater into the storm drain. This may address most of the problem.

Commissioner Tate commented that if this area would require the City to spend a nickel later on because of that problem, we should not fully release the bond. Just write on the bond that the release is contingent upon the fact that Royal Wells has agreed to repair the grass in the warm weather.

Commissioner Lauriat asked why release the bond now instead of after it's taken care of in the spring?

Commissioner Tate responded that he has accommodated most of the outstanding items. You would usually release a portion of the bond but probably this amount wouldn't be worth it. Instead you do this on good faith that it will be taken care of in the spring so that the City of Shelton is not responsible for this.

The issue of the maintenance of the open space was discussed and the conservation easement area. Agent Gallagher asked what the intention of the Commission has regarding what the Association can or cannot do regarding the maintenance. Commissioner McCreery suggested the Association come up with a plan for planting and maintenance.

New Applications

4-Lot Subdivision – 203 Mohegan Rd – Fee In Lieu of Requested.

The owner listed is Kawalautzki subdivision – Dana's Pond Construction LLC. Zoning is R-1 and they are applying for a conventional subdivision. It is on the north side of Mohegan Rd.

After discussion of the area they determined they would wait for the Chairman to review the plans and discuss it at the January meeting. At this point there are no objections.

G. Communications

Vice-Chairman Dyer reported on the following:

- Letter regarding Avalon II
- BOA approval of \$250 fines for violations to the open space
- 8/24 referral from P&Z for accepting open space – Blue Stone project – Ivy Brook
- Performance Bond reduction – Woods at Lake Rd., Phase II
- 8/24 Referral for the Island Golf Club property – contingent upon recommendation from the City Engineer

H. Shelton Farm & Forest Protection Program 2005 Applicant 1 : Homestead Acres

The appraisal work is in progress.

I. Conservation Agent Report

Agent Gallagher reported on the following:

Community Resource Inventory Committee

We had our first meeting on November 14 and Dave Zamba was elected the Chair. Chairman Harbinson attended our first people. We decided to first focus on scenic resources. We all have to come up with 10 scenic locations in Shelton and we will be soliciting comments from the public.

Enforcement

I conducted a site walk of the OS 64.02 – Big Horn Rd and identified several areas of concern along the shore of the pond. Wetland issues were forwarded to John Cook. I sent letters to 3 households on Big Horn as well as the 5 homeowners on Blueberry Lane. The Big Horn Rd homeowners will be invited to the January meeting.

Open Space Trust Account

Balance as of 11/30/07 is \$356,800.

Consolidated Rec Path Grants Status

I completed the submittal to DEP for reimbursement.

Fee in Lieu of Payments

Gene Blakeman has refused to pay an outstanding fee in the amount of \$7500. Rick Schultz has sent a letter to Corporation Counsel for enforcement and any legal action. All other outstanding payments have been settled.

Other

Tracey Lewis gave a sample of the survey marker used in Monroe, which is a 5' stake. After discussion they determined they still want the 12" pins that were promised for the Lane Street area.

J. Quality of Life - Executive Session

Commissioner Lauriat MOVED to go into Executive Session for the purposes of discussing land acquisition issues at 9:35 P.M. SECONDED by Commissioner Tate. All were in favor, MOTION PASSED.

Commissioner Lauriat MOVED to come out Executive Session and return to Regular Session at 9:45 P.M. SECONDED by Commissioner Tate. All were in favor, MOTION PASSED.

Vice-Chairman Dyer stated that there were no actions or votes taken in Executive Session.

Tape 2, Side B

K. Adjournment

Next regularly scheduled meeting will be Wednesday, January 2, 2008.

Commissioner Lauriat MOVED to adjourn. SECONDED by Commissioner Tate. All were in favor, MEETING ADJOURNED at 9:48 PM.

Merry Christmas & Happy New Year!
Respectfully submitted,

Marianne Chaya
Clerk, Conservation Commission