

**BOARD OF ALDERMEN
AND
CONSERVATION COMMISSION
WEDNESDAY – JANUARY 7, 2004
JOINT MEETING**

❖ CALL TO ORDER

The meeting was called to order by Chairman Anglace at 6:00 P.M. in Room 104 of Shelton City Hall.

❖ PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by all in attendance.

IN ATTENDANCE:

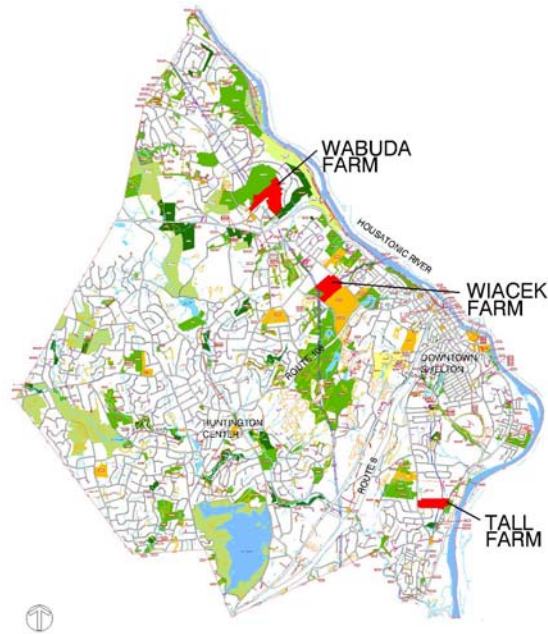
BOARD OF ALDERMEN	ALDERMAN ANGLACE, CHAIRMAN
	ALDERMAN FINN
	ALDERMAN KUDEJ
	ALDERMAN LANZI
	ALDERMAN MARANGELO
	ALDERMAN MINOTTI
	ALDERMAN OLIN
	ALDERMAN PAPA, VICE CHAIRMAN
CONSERVATION COMM.	MS. WILBUR, CO CHAIR
	MR. JONES, CO CHAIR
	MR. HARBINSON
	MR. TATE
	MR. LAURIAT
	MR. MCGREERY
	MR. WELSH

❖ AGENDA ITEM:

PRESENTATION BY CONSERVATION COMMISSION

Alderman Anglace turned the meeting over to the Conservation Commission for their presentation.

Mr. Tate thanked SEDC for the use of the equipment used tonight. Ms. Wilbur states the meeting is about three parcels of Open Space that the Commission would like to see the City buy. She states really that it is up to the people of the City of Shelton for their decision. She would like to thank the Alderman for their help in the past.



Shelton Open Space Acquisition

These are the three parcels.

Ms. Wilbur states the three parcels are in different areas of the City which makes it very special.

Why Open Space Acquisition?

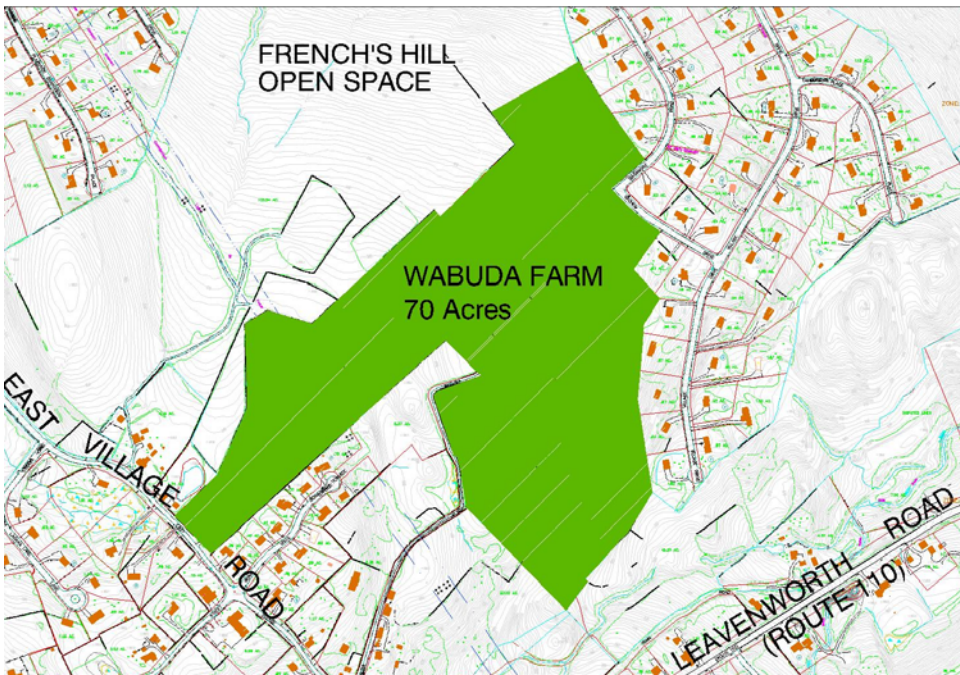
- Preserve Shelton's Rural Character
- Greenway Open Space Corridor protection
- Recreation Needs; Fields, Trails
- Future Municipal/ Educational Uses
- Future Landmarks Needs?

WABUDA FARM

Mr. Harbinson will talk about the Wabuda Farm. It is in the north end of town and is the largest parcel.



Shelton Open Space Acquisition



Shelton Open Space Acquisition

It has large fields with beautiful views, farm roads that are lined with stone walls. Many mature trees with stone work of very good craftsmanship. It is next to French's Hill which is owned by the City. The Green way can continue

Plans from developers for this property is for 36 units. It would significantly impact this parcel.



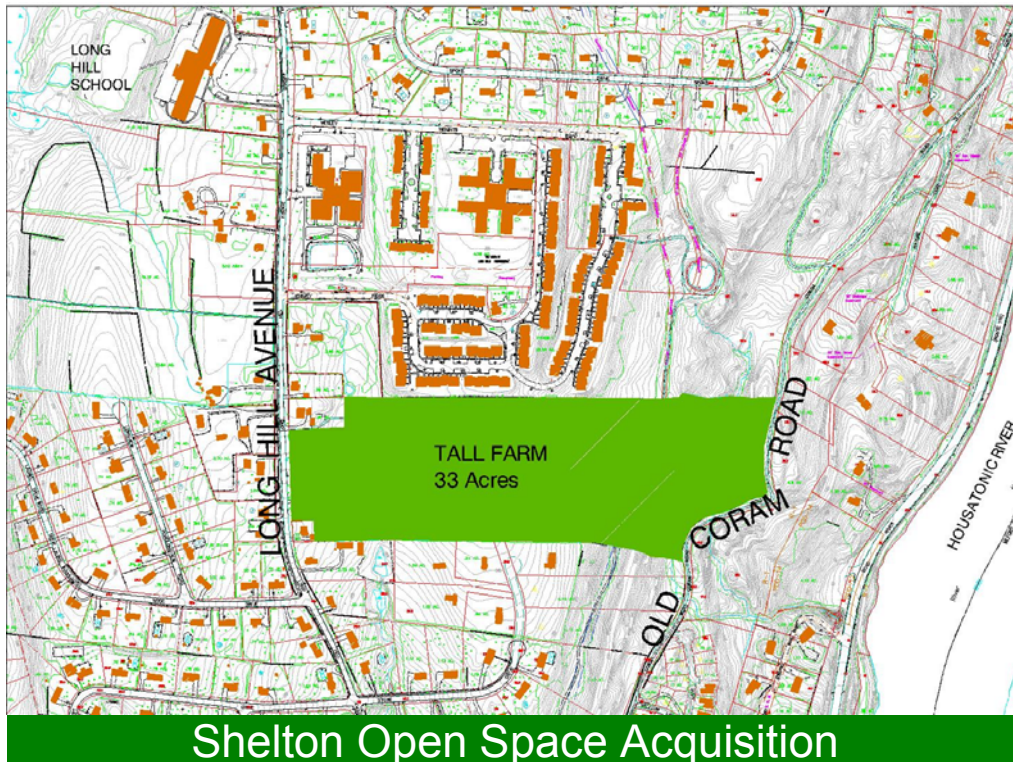
WABUDA FARM - 70 ACRES - EAST VILLAGE ROAD

Shelton Open Space Acquisition

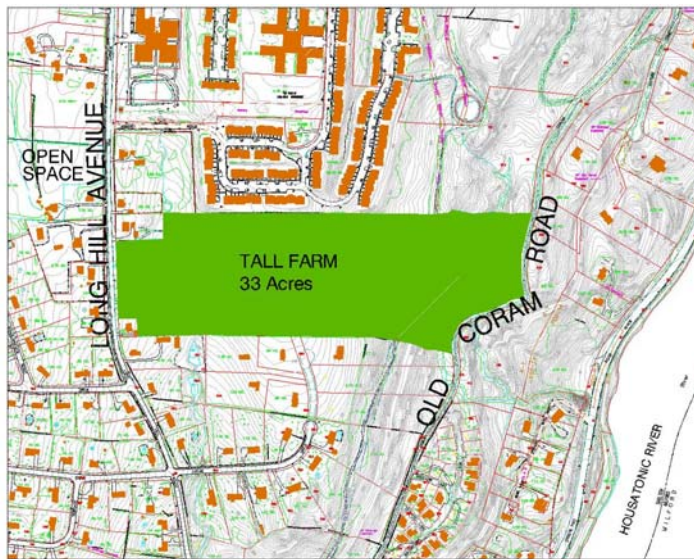
TALL PROPERTY

Mr. Harbinson will also talk about the Tall Property.

Mr. Harbinson states the Tall property is in the southern end of town along Long Hill Avenue. It is near Long Hill School and also near property obtained from the Beuhuniak, Carroll, and Klavek families. This land is about 100 acres. The Tall property is about 33 Acres. It provides linkage between the Klavek Property and the Open Space acquired from the Waterview Landing Development. To the north is the Methodist Home Complex and Spoke Drive. To the south is Stowe Drive and an extension of Stowe Dr. developed by the Witkowski's who still reside there. There is a unique vista from these properties. The view is an intangible value of life the community enjoys. There is also a small waterfall.



Shelton Open Space Acquisition

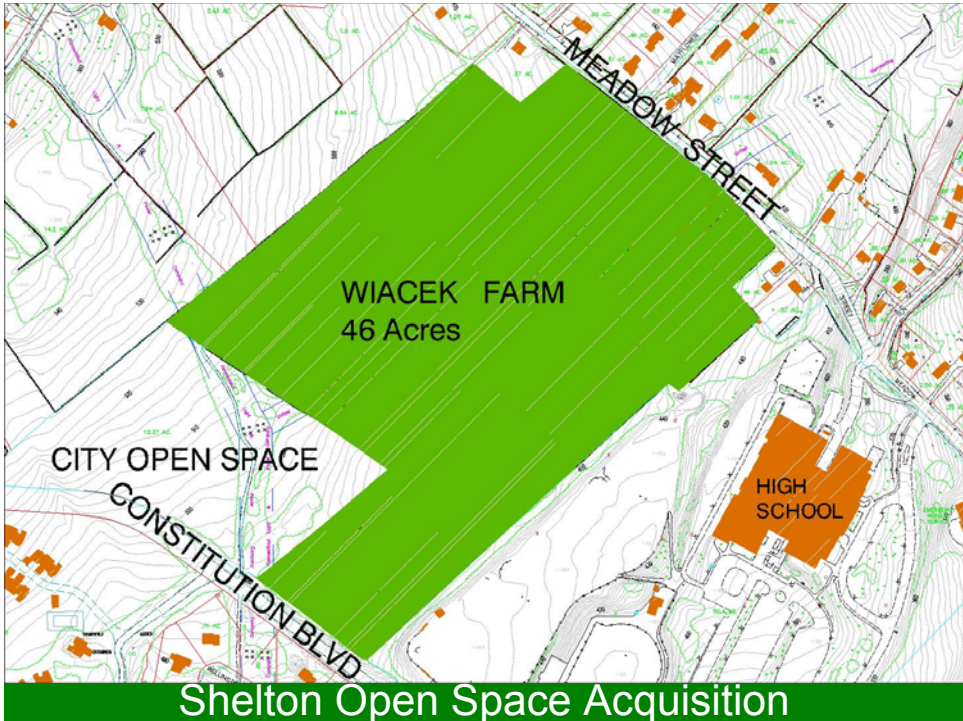


TALL FARM - LONG HILL AVENUE - 33 ACRES
Shelton Open Space Acquisition

The developers will propose 166 units for this property. There is a proposal at the Inland Wetlands Commission for these units and a continuation of the Views type of development which is a denser type of community. This is the last

opportunity in the Southern end of Shelton to make a significant purchase and he hopes it is not a lost opportunity.

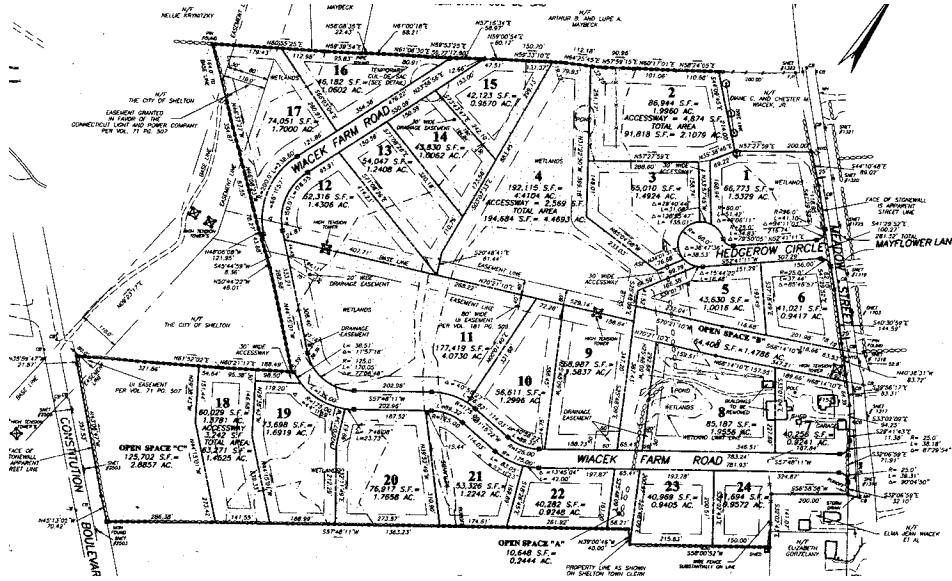
WIACEK FARM





Mr. Tate discusses the Wiacek Property which is in the center of the City. It is next to the High School. It contains 46 acres. It is adjacent to Open Space and is accessed from both Meadow St. and Constitution Blvd. It has potential for expanding the High School Campus. The land is bisected by the Power Lines. There is about 50% or more of Open Space, two ponds and also wildlife habitat. It has two structures that have potential use. The back portion is high, dry and very valuable for drainage problems on High School Property. On the map it was considered wet but soil samples state it is now dry.

There is a proposal for 26 Residential Lots. Following is a plan for 24 lots which has been changed. It is at the center of town butting up to the High School Campus.



Shelton Open Space Acquisition



Shelton Open Space Acquisition

Mr. Jones recalls a story about Gertrude Brownson who donated property for Brownson Country Club. They sold it for \$1.00. Their home is now Shelton Historical Center.

The Jones family has lived in Shelton for 155 years. They have grown trees – it takes 15-20 years to harvest – so he was brought up to think into the Future.

The recent history of Open Space is that in the mid-nineties this commission met with the Board of Aldermen. He presented a paper folder on Shelton Lakes acquisition. It was owned by Bridgeport Hydraulic and a developer had a contract to build 400 units along that corridor. The commission's plan was to purchase that Open Space for Municipal uses. Mayor Lauretti and the Aldermen opened it up to the voters and in June, 1997 – 92% said yes to purchase Shelton Lakes. It is paid for now. The return dividend of this purchase is it purifies the water and air, its provides soothing vistas, walking paths and it keeps the cross-country runners off the roads. It compliments Shelton's vigorous corporate and commercial growth. It shows Shelton is growing in balance.

Shelton initiated utilizing State and Federal grants to purchase additional Open Space parcels. They initiated Connecticut's First Municipal Farm Land Preservation Program.

In these recent years Shelton has seen a Golden Age of Land Preservation with matching grants and family gifts.

In 2004 we see the Wiacek Property, Tall Farm and Wabuda Farm which each has merits for purchase. As of now the owners do not wish to pursue the sale of development rights. Federal & State grants have become scarce. However, the City of Shelton remains attractive to economic growth and their fiscal status is sound. Where would Shelton be if Mayor Lauretti and the Aldermen did not step up to the plate in 1990 with the purchase of Shelton Lakes? He has yet to hear that any Land Conservation measure that this City has undertaken and accomplished in the past was a mistake. He repeats this statement. This concludes this presentation.

Mr. Jones offers the Board and audience some Cider and cookies for enjoyment.

Alderman Anglace acknowledges that all the Aldermen are present at this meeting.

Alderman Papa asks if a current cost of the property is available.

Mr. Tate responds that this has to be appraised. They will not be bargain prices or gifts from the families.

Most of these lands have development plans in progress.

Alderman Lanzi states quick figures – 230 building lots x 1 ½ children per household going into the school system. His concern is that the purchase of these lands are still cheaper than education. Go for it.

Alderman Finn states he agrees with Alderman Lanzi. Two parcels are in the first ward and Elizabeth Shelton School is now overcrowded. WE will need another school.

Alderman Anglace asks about the long-range goal of the Conservation – what was the %. Mr. Jones states 15% Open Space – 3,000 + acres. So far we are at about ½. Goal is still realistic. Ms. Wilbur states it is a wonderful goal. The Aldermen had increased the goal from 10% to 15%.

Mr. Jones states Shelton has development rights on some lands.



Why Open Space Acquisition?

- Preserve Shelton's Rural Character
- Greenway Open Space Corridor Protection
- Recreation Fields, Trails
- Future Municipal Uses
- Future Needs (City Property)

Shelton Open Space Acquisition

BEVERLY CORVINO

Ms. Corvino states she is very excited about this for the community. The reasons are wonderful but she wonders if these farms will they ever be return to farming for the community.

Alderman Anglace states if Open Space is purchased they are subject to State rules if grants are used to purchase the land.

Mr. Harbinson replies restrictions depend are where funds come from. If the City buys development rights – the owner puts a restriction on the land deed that the property can not be developed. Some capital is then re-invested into the land. That's just one way.

Mr. Jones states the Conservation Commission has felt all along that property the City buys outright Parks & Recreation can use for athletic fields. Forest land just grows trees. One of the most endangered fields in

Fairfield is farm land – meadows. This commission feels they will recommend if the land is not used for athletic field purposes that it be offered to individuals – farmers or people who want to be farmers – they will lease the fields (State of Conn. Dept. of Agricultural guidelines) to gardeners and farmers to use. It could generate income also and it could promote agriculture.

Alderman Anglace wished to thank the three property owners that let them walk their property. He would also like to thank the Conservation Commission. The City has come a long way with their guidance. We are half way to Goal. The voters have consented to give them 2 million to proceed with the purchase of Open Space at the last election.

Alderman Anglace states that the Board of Aldermen and the Conservation Commission both feel strongly to recommend the Mayor to proceed with all three properties. We should proceed to authorize the Mayor to commence negotiations. This will be added to the agenda for 1/8/2004 at the Full Board meeting.

Mr. Jones also states it is a two-way street and thanks the Aldermen's for their help also in attaining this goal. He speaks to other towns and they can not believe what Shelton has done and the spirit of cooperation with the Mayor, Aldermen, Planning & Zoning and other commissions.

Alderman Anglace states this wasn't any easy sell in the beginning. Dave Parkins and Ed Coughlin – Aldermen back then – had a hand in this.

Monroe just bought 171 acres and paying 5 million.

Alderman Finn states the Wabuda is the largest parcels which abuts with Frenchs Farm, Shelton Land Trust – East Village Park and this is a nice Green Way.

Alderman Anglace would like to thank the Conservation Commission for their help and guidance.

❖ **ADJOURNMENT**

ALDERMAN LANZI MADE A MOTION TO ADJOURN AT 6:50 P.M. SECONDED BY ALDERMAN FINN. ALL IN FAVOR. MOTION CARRIED 8-0.

Respectfully submitted,

Margaret Weber, Clerk Pro Tempe
Board of Aldermen