

September 5, 2012

5:00 p.m. Land Use Mtg. Room

Members Present: Susan Payne, Linda Frank, Phil Markert, Diane Dupuis, Ann Quachenbos, Alt., Randy Bernard, Alt.

Absent: Phil Dutton, Betsy Corrigan, Alt

Staff Present: Shelley White

Others: Chris Charles

Chairman Susan Payne called the meeting to order at 5:00 p.m.

Seated: Susan Payne, Linda Frank, Phil Markert. Diane Dupuis, Randy Bernard, Alt.

Consideration of the Minutes

The Minutes of the July 12, 2012 Conservation Commission Meeting were considered.

Motion:

to accept the July 12, 2012 Regular Meeting Minutes of the Conservation Commission as submitted,

by Ms. Frank, seconded by Ms. Dupuis, passed by 5-0 vote.

Updated Open Space Map

Ms. Payne stated that the 4-acre agricultural easement on Painter's Ridge Road was not included on the updated map and she would try to get it corrected.

Nussbaum Conservation Easement

Ms. Payne stated that the markers are put in place and visible but the easement has not been filed.

Cell Tower Update

Mr. Markert stated that the Town is seeking advice from lawyers that specialize in cell towers and that this contract is a bit more extensive than the others. There was a brief discussion regarding the slight change in location of the cell tower and that it would be sited lower and more level area.

Ms. Dupuis stated that there are some houses that would be closer. Mr. Markert stated that he measured the map in the Selectman's Office and said that he did not find any houses within 450 feet.

Mr. Markert stated that this proposed cell tower would not be like the one on Route 202. Ms. Dupuis stated that Homeland Towers would consider a slim monopole and the proposed tower

would be 140 feet tall but the foundation is being built for a 160-foot tall tower.

There was a brief discussion regarding a balloon test.

Town Plan of Conservation and Development

Ms. Payne stated that she met with the consultant, Mr. Looney from Milone & MacBroom, which was hired for the revision of the POCD. She stated that they went through the current POCD and checked off the things that the C.C. has accomplished. Ms. White updated the Commission on the Planning Commission meeting held last night.

The Commission discussed the process of the POCD revision. Mr. Markert stated that when he was researching other towns he found that the towns that had success with their planning had constant communication between the town commissions and the consultants.

Goals for 2012

Ms. Payne reminded the Commission of their goals for 2012:

- 1) Stewardship of Natural Resources
- 2) Work with Zoning Commission to revise the T.O.W. Zoning Regulations to include language for Conservation/Cluster Development, Ridgeline Protection/Clear Cutting practices
- 3) Water Resources Protection.

Mr. Markert stated that he feels a professional should be hired to make the changes to the Zoning Regulations. He stated that the Commissions are overburdened by current transactions and have little time at the end of meetings to discuss possible changes they would like to make to the Zoning Regulations. Mr. Market stated that the Town has the option of including the cost of hiring a professional to revise the Zoning Regulations. The Commission briefly discussed the cost.

Ms. Payne suggested that the Commissioners review the current regulations that pertain to conservation so they could make recommendations to the Zoning Commission. The Commission briefly discussed sections of the regulations that they could concentrate on.

There was a brief discussion regarding wind turbines.

Ms. Payne stated that she would contact Mr. Fitzherbert, Zoning Commission Chair.

Decommissioning of Streetlights

Ms. Payne read a note from Mr. Dutton stating that he talked to the First Selectman and State Trooper Sordi and suggested that the Town should keep thinking about decommissioning unnecessary streetlights but in the mean time keep track of the lights that are out, how long they stay out and if the Town is paying for these lights that are not working.

Knotweed Update

Ms. Payne stated that progress has been made in the New Preston Open Space and the knotweed is under control along the wetland area and Mr. Gambino would check the progress in the spring and believes it should be about 85-90% in check. Mr. Bernard stated that the Town should budget for knotweed control/removal annually because it is an ongoing process.

5:50 – Mr. Markert leaves.

Nussbaum Conservation Easement

Mr. Charles submitted and updated baseline report for the Nussbaum property and will drop off the survey that includes the GPS locations. He said that he would speak to the property owner to discuss when the easement would be signed. Ms. Payne stated that she would read the baseline report and then have it filed in the Land Use Office.

5:55 – Mr. Charles leaves.

Other Business

October 25, 2012 - Invasive Plant Workshop on at the UConn Campus.

September 13, 2012 - Planning Meeting with Business owners at 7:00 pm. at the third floor meeting room of Bryan Memorial Town Hall.

September 18, 2012 – State POCD Public Hearing in Warren.

September 29, 2012 – at 11:00 am, Author of The Ripple Effect, Alex Prud'homme will be speaking at the Gunn Memorial Library.

Mr. Bernard stated that he walked the Bee Brook waterway and took measurements and stated that there is a pollution issue at the intersection of Rabbit Hill Road and the waterway. He stated that one way to address issues such as this is through the Zoning Regulations and ask how the regulations address these issues. Mr. Bernard suggested that the specific environmental problems about our water resources should be addressed through the Town's regulations.

The C.C. looked at site maps of current applications for the Inland Wetlands Commission.

September 12, 2012 – Inland Wetland Commission meeting at 7:00pm.

Adjournment

Motion: to adjourn at 6:30 pm by Ms. Frank, seconded by Mr. Bernard.

Ms. Payne adjourned the meeting at 6:30 pm.

Submitted subject to approval,
Shelley White, Land Use Clerk