

September 4, 2013

Members Present: Susan Payne, Linda Frank, Randy Bernard, Phil Markert, Dirk Sabin, Alt., Ann Quackenbos, Alt.

Absent: Diane Dupuis, Betsy Corrigan, Alt.

Staff Present: Shelley White

Others: Mark Lyon, First Selectman, Peter Talbot, Architect

5:00 pm

Ms. Payne, Chair, called the meeting to order.

Seated: Ma. Payne, Mr. Bernard, Ms. Frank, Ms. Quackenbos, Alt.

Site Visit – New Preston Open Space

The commissioners agreed that the entrance of the driveway should have gravel on the surface. They discussed the mowing plan and Mr. Markert's suggestion of having a observation pier installed to enable walking further in toward the water. The commissioners walked along the mowed path and discussed other areas of the path that should be mowed. Ms. Payne pointed out the areas in which the Knotweed has been eradicated.

Cell Tower Update

First Selectman Lyon was present and gave an update on the progress of the cell tower lease at the Town Garage site on Blackville Road. He stated that he looked over the lease and it includes the Town's requests. Mr., Lyon stated that the Selectmen would have a meeting tomorrow evening at 5 pm to review the final draft of the lease.

The commissioners and Mr. Lyon briefly discussed the requirements in the lease.

Ms. Payne stated that for the record, Ms. Dupuis does not want to waive the 90-day review period.

Mr. Lyon stated that the Town has thoroughly gone through lengthy lease negotiations and feels that the Town is ready to proceed.

There was a brief discussion regarding when this application would be submitted to the Connecticut Citing Council and the approximate timeline as to when the tower would be erected.

Motion:

to approve the Board of Selectmen waiving the 90 day review period for the cell tower lease at the Town Garage Site,

by Ms. Frank, seconded by Mr. Bernard, by 5-0 vote.

5:33 pm: Leave New Preston Open Space

5:45 pm: Resume Meeting in Bryan Memorial Town Hall Upper Level Meeting Room.

Seated: Ms. Payne, Mr. Bernard, Ms. Frank, Mr. Markert, Ms. Quackenbos, Alt, Mr. Sabin, Alt.

Consideration of the Minutes

The Commission considered the regular meeting minutes of the Conservation Commission for July 10, 2013.

Motion:

to accept the July 10, 2013 Regular Meeting Minutes of the Conservation Commission as submitted,
by Mr. Bernard, seconded by Ms. Quackenbos, by 5-0 vote.

Myfield, LLC.

Ms. Payne stated that Myfield, LLC was approved by the Zoning Commission to revise the Special Permit issued for 7 Mygatt Road to add the option of a third bedroom to 7 of the units. She said that this proposed plan has been approved by the State and the Health Department and needed to be approved by the Conservation Commission as a condition of the approval from Zoning. It was the consensus of the commissioners that the proposed plan would be outside the easement and would have no impact.

There was a brief discussion regarding the septic systems for the units.

Motion:

to approve Myfield, LLC's request to amend the Special Permit at 7 Mygatt Road as per the Zoning approval dated August, 26, 2013, which would have no impact on the existing conservation easement held by the Town of Washington,
by Ms. Frank, seconded by Mr. Markert, passed by 5-0 vote.

5:55: Mr. Talbot arrives

Vinnie's Garage Site Proposal

Mr. Talbot of Peter Talbot Architects was present to discuss the purchase and the proposed plan for the old "Vinnie's" Garage site on the corner of River Road and Green Hill Road (Route 47). He stated that they are cleaning up the site, which will require a new septic system, and they are in the process of raising money for the development.

Mr. Talbot talked about the contributions that have been made in support of the project as well as the plans to involve other organizations that could be part of a collaborative effort with management and outreach. He stated that the property would connect the parks to the north and south as well as the Greenway.

Mr. Talbot stated that the project has been named One Green Hill Circle with the goal of an adaptive reuse of the property as a park area with the existing building used as "flex" space and a reinforced grass area that could be used events such as a green market. The commissioners and Mr. Talbot looked at an aerial photo of the property and the surrounding properties in the Depot, the Existing Site Plan and a sketch of the Proposed Plan for 1 Green Hill. He stated that along with the "flex" space the building will have public bathrooms and would contain an area that has a brief history of the village. Mr. Talbot said that the proposed space will have a commercial aspect and

they have been working with the trust for public lands to figure out whether a non profit organization could have commercial aspects to it.

Mr. Talbot and the commissioners looked at a rendering of the proposed building.

Mr. Talbot stated that they have had soil scientists and well as environmental engineers looking into this property and they have concluded that the property is non-actionable and anything that had been there or has come through the property has dissipated. He said the DEEP has indicated that the property is non- actionable and clean.

Mr. Talbot stated that one of their concepts is to build a guild of businesses, non-profit & for profit organizations and individuals that see this as an investment. He discussed possible annual contributions and rental fees.

Mr. Talbot stated that from the Conservation Commission's standpoint, this park would be the center of the "ribbon" of Greenways that runs up and down the river and through the Depot. He noted that the allée of trees would reduce the heat island effect and having the trees move further away from the road would allow some additional parking.

The commissioners and Mr. Talbot discussed possible planting and conceptual parking improvement plans in Bryan Memorial Plaza and the Depot.

There was a discussion regarding septic capacity on town held lands.

Mr. Talbot stated that they are planning to hold a community event sometime this fall on the site. He said that the group that is developing the property is open to suggestions and ideas. He noted that they are still trying to raise money to continue the development of 1 Green Hill and that he had talked to Ms. Payne about the possibility of the Conservation Commission, with it's relationship to the greenways and open space, somehow being able to provide some support.

There was a brief discussion regarding cost of finishing the project.

Mr. Talbot stated that the group is 501c3 and are accepting tax-deductible donations. He said that anyone could donate as much or as little of his or her time and/or money to the Washington Park Foundation.

The commissioners and Mr. Talbot revisited the subject of parking in the Depot.

Mr. Talbot stated that this is an investment in the community.

Ms. Payne thanked Mr. Talbot for his time.

The Conservation Commission discussed the possibility of being able to amend the Open Space Ordinance. Ms. Payne volunteered to contact town counsel regarding this possible amendment.

POCD

The commissioners briefly discussed the most recent draft of the revised POCD.

Other Business

Knotweed Eradication:

Ms. Payne stated that the knotweed at the New Preston Falls is under control and progress on the WPS property has been stalled but will resume shortly.

Conservation Easements:

Ms. Payne discussed the change in ownership of the Nussbaum easement and the progress of the Gunn Hill easement.

Water Resources Map:

Ms. Corrigan is working on adding the vernal pools and has almost finished adding the headwaters and stream sources to the map.

New Preston Open Space:

Ms. Payne stated that they are still looking for volunteers to help with the New Preston Open Space.

Adjournment

Motion:

to adjourn at 7:20 by Ms. Payne.

Ms. Payne adjourned the meeting.

Submitted subject to approval,
Shelley White, Land Use Clerk