Conservation Commission Minutes

January 3, 2018

5:00 p.m. Upper Level Meeting Room

MEMBERS PRESENT: Ms. Dupuis, Ms. Frank, Mr. O'Hazo, Ms. Payne

MEMBERS ABSENT: Mr. Bernard

ALTERNATES PRESENT: Ms. Quackenbos, Mr. Sabin

ALTERNATES ABSENT: Ms. Bennett

STAFF PRESENT: Ms. Roberti

Ms. Payne called the meeting to order at 5:00 PM and seated Mr. Sabin for Mr. Bernard.

Consideration of the Minutes

The December 6, 2018 minutes were reviewed. There were no errors.

MOTION: To accept the December 6, 2018 minutes as written.

By Mr. O'Hazo, seconded by Ms. Dupuis, passed 5 to O.

Election of Officers - 2018

The members present nominated the following slate of officers to

serve through 2018:

Chairman - Susan Payne

Vice Chairman - Linda Frank

MOTION: To elect Ms. Susan Payne for Chairman and Ms. Linda Frank

as Vice Chairman to serve on the Conservation Commission for the year 2018. By Ms. Dupuis, seconded by Mr. Sabin, passed 5 to O.

Dobson Open Space Set Aside Document

CC has not received any final documents from Mr. Dobson. Before

Christmas, Ms. Payne received an email from the Town Attorney,

David Miles, regarding a request from Mr. Dobson for a right-of-way access. Ms. Payne told Attorney Miles that the owner needs to have his attorney draft the request.

Planning Subdivision Regs.– Review purpose of open space set asides

The Planning Commission will be reviewing the Town of Washington Subdivision Regulations and will most likely make some changes and updates. Ms. Payne told the Planning Chair, Wayne Hileman, that the CC will look at the open space set aside portion to determine its value.

In the past some, set asides have been too small and the CC would like to see more substantial set asides. Summary of comments to be sent to Planning.

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Bazos/Tinker Hill Road

Mr. O'Hazo displayed some photographs taken from Route 45 looking

across the lake at the Bazos property. He wanted to get a picture of the view with the trees down. Ms. Payne asked members to please keep in mind the Commission’s ongoing discussions regarding ridgeline and viewscape protection and hopefully some regulations will be put into place this year.

New Preston Falls Project Update

* Bridge Repair Schedule: Mr. Sabin has provided Kevin Smith, Town Highway Department, with the site plan. Ms. Payne asked Mr. Lyon to please champion this CC project to get the work completed.
* Funding Plan: Mr. Sabin asked if there was anything in the town budget that could be assigned to funding. Ms. Payne will oversee this. Mr. Sabin added that he and his colleague still have to formulate a menu of costs for the individual elements and generate a summary. Based on the summary the CC can start thinking about who to approach for fundraising.
* Continue researching structures and people who lived along the East Aspetuck: Ms. Payne heard from the current state archeologist, Brian Jones, who said he is pleased that the CC has taken on this project and would like to see the ruins around the Falls. The retired state archaeologist, Nick Bellantoni, has visited the site and he too is interested in the project.
* Meet with the New Preston Business Association: Ms. Payne will meet with the Association when they can schedule her on their agenda.

Phragmities Removal by All Habitat

Mr. Bernard was not in attendance for this meeting. The CC will

continue this topic when he is present.

Viewscape, Ridgeline & Tree Cutting Regulations

Ms. Payne provided background information that she shared with

the Commissioners regarding a memo that Architect Ric Sonder prepared in 2009.

Mr. Sabin mentioned management plans and suggested that the

easement information should be part of the closing documents when a property is purchased in Washington. The new owners need to read the provisions, agree to them and sign. Currently, easement information is not on the assessor's card. All the members present concurred.

Ms. Frank will talk to Delisse Lochner about having a field on each property record for easements. The Assessor is advocating for better software and the CC needs to be supportive of that.

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CC’s goal is to draft clear and simple recommendations and provide guidelines. Mr. Sabin offered to help draft the Ridgeline/Viewscape recommendation to Zoning.

Wykeham Rise LLC

Zoning has a meeting scheduled on January 29, 2018. The applicant is planning to revise the application and go back to Zoning with a new proposal that will comply with the judgement.

Tree Arboretum

* take an inventory of trees on town property
  + enlist volunteers such as the Washington Garden Club, the Gunnery Green Club and other similar organizations
* promote planting trees using the Town Newsletter
  + provide types of native trees to plant and sources

Other Business - Town of Washington Delay of Demolition Ordinance

In reviewing the December 2017 Historic District minutes, Ms. Payne pointed out the discussion regarding Delay of Demolition. HDC member Sally Woodroofe brought this topic to the HDC in November 2017. There was further discussion at the December 2017 meeting concerning the process involved in bringing this to the First Selectman Mark Lyon. Ms. Woodroofe turned her research documents over to HDC member Attorney William Fairbairn. Attorney Fairbairn is in the process of reviewing the research work done by Ms. Woodroofe and will prepare a draft document to be reviewed by HDC members.

Mr. Sabin made a motion to adjourn which was seconded by Ms. Payne.

The meeting was adjourned at 6:20 PM.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Janice Roberti, Conservation Commission Clerk

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