**WASHINGTON CONSERVATION COMMISSION**

**BRYAN HALL PLAZA**

**WASHINGTON CT**

**MINUTES – FEBRUARY 1, 2017**

**5:00 PM** **LAND USE CONFERENCE ROOM**

Members Present: Susan Payne, Linda Frank, Randy Bernard, Tyler O’Hazo

Members Absent: Diane Dupuis

Alternates Present: Dirk Sabin

Alternates Absent: None

Ms. Payne opened the meeting at 5:05 PM.

Consideration of the Minutes – January 4, 2017

Members reviewed the minutes and there were no changes .

MOTION: To accept the January 4, 2017 meeting minutes. By Ms. Frank, seconded by

Mr. Bernard, passed 5 – 0

Steep Rock Proposal re Johnson Farm

Ms. Payne read part of a letter that she sent to the Steep Rock Association informing the Association that the CC voted unanimously to support the acquisition of the Johnson Farm by the Association (SRA). Discussion ensued concerning the two grants that SRA is applying for as these will assist the SRA in this important land acquisition:

* The CT DEEP’s Open Space & Watershed Land Acquisition Grant
* The Agricultural Conservation Easement Program of the USDA Natural Resources Conservation Service.

The Commissioners were in agreement that this acquisition would be an important addition in the preservation of Washington’s rural character.

Inland Wetlands Meeting January 19, 2017 – Lake and Water LISD

Linda Frank and Susan Payne attended the January 19, 2017 Inland Wetlands Special Meeting regarding the Lake Waramaug watershed and water quality impact from development. There were discussions and presentations by Tom McGowan, Lake Waramaug Task Force, Sean Hayden, Northwest Conservation District and Robert Kortmann. They reported to the members that Mr. McGowan did a good job of advocating action on storm water management, LID, getting guidelines that can be offered to residents. Mr. Bernard commented that Tom McGowan and Sean Hayden are working jointly on the project.

5:15 Mr. Sabin arrives and is seated for Diane Dupuis.

5:20 Mr. O’Hazo arrives

Washington Community Housing Trust/181 New Milford Turnpike/3 Lot Subdivision

Janet Hill provided the commission the following documents for review for the above stated application:

* Washington Planning Commission Application form dated January 26, 2017
* January 26, 2017 letter to Janet Hill from Reginald (Bill) Fairbairn
* Maps and plans by Arthur Howland & Associates

The Community Housing Trust purchased this property which includes an existing house that will be renovated. The plan is to also construct two additional single family homes. All three of the homes will fall under the provisions of Connecticut General Statutes 8-30g. The applicant, Reginald Fairbairn, stated they received a $480,000.00 grant from the Connecticut Department of Housing and it was noted that the Zoning Commission had previously approved a Special Permit for a similar affordable housing project on this property, but that a subdivision was now being applied for due to the requirements by the State Attorney General’s Office.

Mr. Fairbairn presented Subdivision Record Map, Proposed Sanitary Disposal System Plan, Proposed Sediment and Erosion Control Details all dated January 24, 2017. Also shown was the Existing Conditions Map dated March 24, 2008. All plans were prepared by Arthur Howland and Associates.

The commissioners reviewed the documents and map. Included in the discussion:

* Affordable housing
* There is good drainage at the location – swales, in the natural landscaping

The Commission was excited about this proposal and will be supporting the proposal. The Commission requests that any open-space set aside requirement be waived and recommends LISD rain gardens, drainage et al and some landscaping to buffer the roads. By Ms. Payne, seconded by Ms. Frank, passed 5 to 0.

Tree Cutting – What regulations does the town need?

Ms. Dupuis was not in attendance at the meeting but previously emailed a link to the Commission that showed tree removal regulations state by state. Ms. Payne asked Ms. Frank if she contacted Steve Wadelton, Vice Chairman of Inland Wetlands, if CACIWC (Connecticut Association of Conservation and Inland Wetland Commissions) to see if they have information that could be shared. Ms. Frank said she will draft some language regarding parameters for tree cutting. It is the clearing of the property that the town wants to control. A question was asked as to what department would oversee. Members discussed that it would fall into the realm of the Land Use Department - Zoning.

WEC June 24, 2017 Environment Expo – CC participation

|  |
| --- |
| Ms. Payne discussed a community event sponsored by the Washington Conservation Commission’s participation in the WEC’s (Washington Environmental Council) June 24, 2017 “Future Now" Expo. Attendees can speak face to face with exhibitors who have demonstrated a commitment to saving the planet. There will be an informative lecture, documentary film, participation in an action-oriented workshop and live music. |

It was unanimously resolved by commission members present to support Conservation’s participation in the Expo at a cost of $100.00.

New Preston Falls

Dirk Sabin displayed two survey maps entitled 1) *Foundation Footprint The Town of Washington 5 East Shore Road, Village of New Preston Washington, Connecticut August 1993* and 2) *Foundation Footprint Map Prepared for The Town of Washington, 5 East Shore Road, Village of New Preston Washington, Connecticut August 1995* and eight black and white recent photographs.

He explained that he was hoping to have a basemap with locational references for this meeting but was unable to complete it in time. He will bring it to the March 1st meeting. Mr. Sabin and members discussed walkway options, the ruins located there, broken stone walls and more. He and his associate Sam Sabin will provide a survey showing canopy edge, the little open meadow area, guide rails added, photographs showing locations.

Ms. Payne brought up the matter of clean up. If some of the dead trees were removed, there would be a much prettier view of the water fall.

Ms. Payne suggested that the Commission invite guests such as Nick Solley and Wayne Hileman to the next meeting in order to get people involved and to raise enthusiasm. The surveys and photographs are presently located in the Land Use Office of the Town Hall for viewing.

DOT Issue - Beavers

The beavers have been trapped and removed.

LID Regulations and Horizon Line/Viewshed Protection

Still awaiting report from Sean Hayden.

Phragmities Eradication at New Preston Open Space

The project is stalled until spring of 2017.

Lake Environment Issues – Ann Quackenbos

No report for this meeting

***Subcommittee Reports***

* New Preston Open Space

No report for this meeting

* Town water resources protection

No report for this meeting

* Cell Tower Committee – Diane Dupuis

No report for this meeting

Other Business

Woodville commercial district – proposed boundary expansion

Mr. Sabin mentioned the motion (shown below) that was made by the CC at the 1/4/17 meeting and his opinion that the Conservation’s concern be placed in writing.

MOTION: For the Conservation Commission to raise awareness of the issue of the potential water quality impact to the Shepaug River relevant to the proposed extension of the Woodville Business District Boundaries.

Ms. Payne asked Mr. O’Hazo and Mr. Sabin to coordinate efforts and generate a letter highlighting

those concerns and to also raise public awareness.

Since there was no further business to discuss Ms. Payne adjourned the meeting at 6:10 PM.

Submitted subject to approval,

Janice Roberti, Conservation Commission Clerk