Town of Washington

**Bryan Memorial Town Hall**

**Washington Depot, CT 06794**

#### **Washington Conservation Commission**

#### **Minutes August 2, 2017**

Members Present: Susan Payne, Linda Frank, Diane Dupuis, Randy Bernard

Members Absent: Tyler O’Hazo

Alternates Present: Ann Quackenbos, Dirk Sabin

Alternates Absent: Carrie Rowe

Others Present: Brian Neff, James Dobson, Richard Kleinberg

The meeting was called to order at 5:05 PM. Ms. Payne seated Dirk Sabin for Tyler O’Hazo.

Minutes of July 5, 2017

The members reviewed the July 5, 2017 minutes and found no errors.

MOTION: To accept the June 7, 2017 minutes as written. By Ms. Frank, seconded by Ms. Dupuis, passed 5to 0.

Other Business Not on the Agenda

Dobson/195 and 200 Church Hill Road/3 Lot Subdivision – Brian Neff, James Dobson

Brian E. Neff, engineer, appeared before the Commission along with Mr. Dobson, owner. Mr. Neff displayed the “Site Development Feasibility Plan” dated 3/9/17 and revised 7/29/17. The application went before the Planning Commission after the CC meeting. Mr. Neff explained the revisions:

Revision #1: Deleted deed restriction area on Lot #3 on 4/30/17

Revision #2: Updated plan and increased open space 7/29/17

Mr. Dobson plans to build a home for his daughter on Popple Swamp Road, Lot #3. The Open Space is planned for Lot #1 and Lot #2.

Ms. Payne indicated said since July when the plan was presented before the CC, the CC gave the go ahead but now with the revisions there are new considerations so the Commission will review and discuss.

MOTION: To grant a conditional approval based on: 1) the receipt of an aerial photo depicting tree and meadow cover and property lines, 2) establishment of a long-term management plan - to keep the fields open, keep the invasives checked 3) protect the wetlands and no development.

By Mr. Sabin, seconded by Ms. Payne, passed 5 to 0.

Review of proposed revisions to Zoning Section 17.9 Nonconforming Lots et al

Mr. Richard Kleinberg, a member of the Lake Waramaug Association was invited to attend to help the Commission decipher the complicated language. Mr. Kleinberg has an extraordinary grasp of the language along with a solid knowledge of zoning regulations. The commissioners asked numerous questions and provided opinions. A very lengthy discussion ensued and it was decided that the Commission will provide written comments and suggestions to Zoning including but not limited to requesting an Executive Summary which would summarize the deficiencies found in the existing regulations and then a description of how the new changes will address said deficiencies. Also suggested would be to include a description of the goals of the revisions and how they relate to our Town Master Plan. Many of the Commissioners will be attending the 8/7/17 public hearing.

New Preston Falls Enhancement Project

On July 24th, Nicholas Bellantoni, retired State Archaeologist, visited the Falls and was very excited that the CC is attending to this area. He told Ms. Payne that he will help us as much as he can. Ms. Payne said the CC will invite Brian Jones, Connecticut’s State Archaeologist, to view the NP Falls project.

Ms. Payne distributed copies of a Notice of Violation from the Wetlands Enforcement Officer regarding recent disturbances in close proximity to the waters of the East Aspetuck River. Per the IWWC’s unanimous motion, it was requested that all soil disturbances and other regulated activities be suspended The Commission discussed the notice.

 1st **FRIDAY, JUNE 30TH**Bridge Repair

On August 1st, Ms. Payne, Mr. Sabin met with Mark Lyon and Kevin Smith. Mr. Sabin explained the steps to the Commissioners. All work taking place will have to be included in an Inland Wetlands application.

A site plan is being developed and will be presented to Inland Wetlands in the Fall.

Phragmites Eradication by All Habitat In New Preston Open Space – Randy Bernard

All Habitat was granted a multi-year permit by the DEEP. It is a multiple year permit with multiple applications The applications will start in September and then All Habitat will do an over winter cutting and re-apply in

mid-July once the surviving growth emerges. It will be interesting to see what survives and re-emerges.

Mr. Bernard will submit an Inland Wetlands application by the 9th of August. Mark Lyon has to sign the application.

Tree cutting

Will discuss at a future meeting

Town Tree Arboretum

Will discuss at a future meeting

LID Regulations and Horizon Line/Viewshed Protection

As reported in the June 6, 2017 minutes by Ms. Payne, Mr. Hayden’s LID Regulations Report is being reviewed. Ms. Payne has been trying to get a copy from NWHCOG but to date, hasn’t been able to secure one.

Northwest Hills Council of Governments – Draft Regional Plan of Conservation & Development (POCD)

Ms. Payne distributed copies of the above at the 7/5/17 meeting. NHCOG will take comments in September so Conservation will include that on the September agenda and then choose whether or not to comment. NHCOG was supposed to supply the CC with a better map and that still hasn’t happened.

Conservation Easement Monitoring

Ms. Payne reminded the Commissioners that she met with Mark Lyon, Janet Hill, and Mike Ajello in April of 2015 with the request that the monitoring be handled by Washington Land Use. The Board of Selectmen unanimously voted to assign the monitoring to the Land Use Enforcement Officer at their July 27th meeting.

Ms. Frank will meet with Mike Ajello and review the books and procedures.

NP Falls Project – July 1st Friday

J. McLaughlin hosted the Conservation Commission for its New Preston Falls Project at July’s 1st Friday event. 15% of the sales totaling $65.00 was donated to the CC. They are also hosting CC again for the August 1st Friday and will again donate 15% of sales.

Subcommittee Reports and Assignments

Open Space

 Ms. Payne told the group that the open space is being mowed. The CC should encourage more mowing of the path because there is so much poison ivy. People aren’t aware of what they are walking in because of all the growth.

MOTION: To adjourn 7:00 PM by Ms. Payne.

Submitted subject to approval,

Janice Roberti August 9, 2017

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Janice Roberti, Conservation Commission Clerk Date