

# December 7, 2011

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

**Members Present:** Susan Payne, Linda Frank, Phil Markert, Diane Dupuis, Phil Dutton, Betsy Corrigan, Alt, Randy Bernard, Alt.

**Staff Present:** Shelley White

**Others:** Atty. Mary Jo Andrews

Chairman Susie Payne called the meeting to order at 5:02 p.m.

Seated: Susie Payne, Linda Frank, Phil Markert, Phil Dutton, Diane Dupuis

## **Consideration of the Minutes**

The Minutes of the November 9, 2011 Conservation Commission Meeting were considered.

Motion:

to accept the November 9, 2011 Regular Meeting Minutes of the Conservation Commission as submitted,

by Ms. Dupuis, seconded by Mr. Dutton, passed by 5-0 vote.

## **Referrals and New Projects**

Ms. Payne stated that she, Mr. Markert and Mr. Dutton attending the Inland Wetlands Commission's Site Walk of the proposed South Street Athletic Fields for The Gunnery. Ms. Payne stated that there would be a public hearing for the Inland Wetlands Commission on Tuesday, December 13 at 6 p.m.

The Commission looked at the topographical map of the site. Ms. Payne pointed out some of the areas of concern. Ms. Frank asked if they would be able to see the fields from Route 47. The Commission questioned whether this would have an affect on the drinking water supply for The Gunnery. Ms. Payne stated that Mr. Hayden, NW Conservation District, visited the site and she would ask him for a report on the impact of this proposed plan to the environment before the scheduled public hearing on Tuesday.

Atty. Andrews stated that Junior Varsity games would be played on Saturday afternoons at this field and otherwise the fields would be used for practices. She stated that the students would be bussed to the fields.

Ms. Payne stated that the Conservation Commission is concerned about the impact on the environment. Ms. Corrigan stated that she is concerned about possible field changes, additional parking and bleachers in the future.

The Commission discussed the watershed, depth of the wells, drainage and the extensive movement of materials that will be needed for these proposed athletic fields. Ms. Payne stated that she would express all of the Commission's concerns to Mr. Hayden and ask him for a report, which she will distribute by email to everyone. Mr. Dutton stated that he would be happier to see this project be approved for a school rather than a residence.

The Commission discussed how a three dimensional rendering of the site would be helpful.

Atty. Andrews leaves.

**Report of Land Use Training with Atty. Zizka:**

Ms. Frank stated that she attended the training session held in the Town Hall with Atty. Zizka. She stated that Atty. Zizka discussed conflict of interest, when recusal is necessary and the ability of an Alternate to participate in public hearing and decision-making.

**Criteria for Conservation Easement**

Ms. Frank stated that she feels the Conservation Commission needs to consider whether they want to accept voluntary Conservation Easements. Ms. Payne stated that she feels they should be considered on a case-by-case basis and when there is an approved subdivision a Conservation Easement is mandatory. She stated that she is reluctant to require a minimum amount of acres but she would like to have a maintenance clause in the agreements.

The Commission looked at a map of the Reger Conservation Easement.

The Commission discussed the need for baseline reports being provided by the donor. They also discussed how a stewardship fee would be established and how this fee would be used.

Ms. Frank stated that she would revise the criteria for Conservation Easements and bring it to the January meeting.

**Cell Tower Update**

Mr. Markert stated that Verizon doesn't have the tower at the Town Garage site in its budget. Ms. Payne stated that a tower broker has requested a meeting with the First Selectman.

The Commission discussed the Connecticut Siting Council amending their regulations and how this would make it more difficult for Conservation and Environmental groups to be considered in the review process unless they have filed for party or intervener status.

**Decommissioning of Streetlights**

Mr. Dutton stated that he would get in touch with the State Troopers Office.

**New Preston Open Space**

The Conservation Commission looked at the A-2 Survey for the New Preston Open Space. Ms. Payne stated that the Commission could start working on location of trails.

**TPOCD**

The Commission stated that they would resume reviewing the Town Plan of Conservation and

Development at the January 4, 2012 meeting.

**Other Business**

Ms. Payne stated that she recommended to the BOS that there be a moratorium, per CC November meeting, on removing the Norway Maples in Bryan Memorial Plaza until the gas station property is sold. She stated that she hoped that they would discuss it at their next meeting.

Election of Officers will take place at the next Conservation Commission Meeting on January 4, 2012. Ms. Payne stated that there is a vacancy for an alternate and stated that any recommendations should be sent to her. The final decision rests with the Board of Selectmen.

Ms. Payne stated that the Greenway Committee donated \$2,000.00 for knotweed control.

Motion:

to adjourn at 6:50 pm by Ms. Frank, seconded by Ms. Payne.

Ms. Payne adjourned the meeting at 6:50 pm.

Submitted subject to approval,  
Shelley White, Land Use Clerk