

January 4, 2006

Present: Susan Payne Chairperson, Kelly Boling, Linda Frank, Joe Gitterman

Alternates: Diane Dupuis

Guests: Sarah Gager, Richard Sears

Susan Payne, Chairperson called the meeting to order at 5:00pm.

Diane Dupuis was seated as an alternate.

Motion: Joe Gitterman made a motion to approve the minutes of the December 7, 2005 meeting of the Conservation Commission with the following corrections and additions: on page two; under Cell Tower the fourth line should read *Diane Dupuis is very concerned with the RF exposure as the tower is in close proximity to the firehouse as well as Quarry Ridge condominiums and the fact that the Cell Tower Committee Report was not vetted with a RF engineer.* Page two under Best Development Practices *add Diane Dupuis to the list of those interested in the subcommittee and the last sentence exchange from for form.* Kelly Boling seconded the motion and it passed unanimously.

Motion: Kelly Boling made a motion to elect Susan Payne as Chairperson for the Conservation Commission, Diane Dupuis seconded the motion and it passed unanimously.

Motion: Linda Frank made a motion to elect Kelly Boling as Vice-Chairman, Diane Dupuis seconded the motion and it pass unanimously.

The Depot Study: Members were notified via email that copies of the Depot Study Report were available for them in the Land Use office. Sarah Gager, Planning Commission member was present to speak with Conservation members. Ms. Gager told members that the Planning Commission was looking for feedback and comments from land use commission members. She went on to say that getting this input was important and invited members to next weeks (January 10th) Planning Commission meeting at 7:30pm where the plan would be discussed. Susan Payne addressed members by saying that they should bring their comments and feedback to the February Conservation meeting for discussion. Susan reminded members to look at the study through our role as "environmental watchdogs". Members were also reminded that the "Depot Study Report" is a guide and not set into stone. The Planning commission is looking for feedback as they are concerned that if this is the direction people want to take, work will need to be done to get regulations inline with the plan.

The deadline for the next town newsletter is January 15th. Kelly Boling & Joe Gitterman have gotten together a document on Scenic Roads to submit. Kelly will email it to members for review. Susan Payne will also submit a notation about seeking volunteers for the "Best Development Practice" brochure subcommittee.

At this point Linda Frank bought up the subject of outdoor lighting, property owners should take into consideration what their lighting looks like from neighboring properties. Discussion progressed to street lighting and as existing lights need replacing to do so with more environmentally safe, efficient lighting and decommissioning lights. First Selectman Dick Sears asked if this was an issue the Conservation Commission wanted to seriously address. Kelly Boling expressed interest in working on the "light pollution" topic. Susan Payne stated that a sub committee could incorporate both town and private and would need to work with the Zoning Commission, these topics needs further research. Kelly Boling agreed to be on a "light pollution" subcommittee. Linda Frank will compose an article about lighting and ask for volunteers for the proposed subcommittee.

Referrals from other Commissions:

33 Church Hill Road, New Milford: New Milford Wetlands & Watercourse Commission has an application for a five lot single family subdivision located at 33 Church Hill Road. The subdivision is on property in New Milford. Kelly Boling felt it would be beneficial to write a memo to the New Milford Planning Commission noting the increased development in the north east area of New Milford and reminding them that Walker Brook Road is a "Scenic Road" and will not be improved upon. Susan Payne will draft a memo.

72 Upper Church Hill: The Inland Wetlands Commission has received an application for a three lot subdivision at 72 Upper Church Hill Road. It appears the applicant is using existing wetlands for conservation easement. Members looked over maps of proposed conservation easements. Kelly Boling felt it was important to preserve the corner of Popple Swamp and Church Hill Road; this is a visible and prominent location (this would be the south east corner of Lot #1), other members agreed. It was also noted that there is a "State Listed Species" in the area and members felt this species & specific location needs to be determined. Members also felt very strongly that the proposed be a Conservation Easement and not a Deed Restriction because of the enforcement issue, with a deed restriction there is not a third party. Lastly members would like to see impervious surface for the driveways and that curb cuts be visually discreet in keeping with the rural/farm character of the area. Kelly Boling will draft a memo.

Kessler, 103-105 West Mountain Road: Members were unclear as to what to comment on for this application as Susan Payne stated that a Conservation Easement had already been put in place through Steep Rock. Pam Osborne, secretary will check with Janet Hill, Inland Wetlands secretary.

Best Development Practices: This subcommittee continues to form and will move forward in February.

Subcommittee Reports

Open Space Committee: no activity

Ridgeline Protection: Kelly Boling and Linda Frank have met and both agree that horizon zones are not the way to go. Both Linda and Kelly feel that minor changes to the Zoning Regulations will create the needed triggers. Ms. Frank requested funds to get legal opinion from Atty. Zizka. Susan Payne gave her to OK.

Archaeological Resources Protection: no activity

Land Use Data Management: Kelly Boling has moved the computer and projector with the Arc View program into the Land Use Meeting Room; it will be locked in the supply closet for security. Kelly will be doing a basic class on February 1st at 4:00pm.

Greenway: The Greenway committee is looking into uses for the "Old Town Garage Site" which the Selectman's office hopes to have cleaned up by the fall. Greenway is looking for river access. Other items they are working toward are a link from Bee Brook to Macricostas Preserve, a bike trail map and are researching unimproved town roads.

Management & Monitoring: Linda Frank is still waiting on a few delinquent reports.

Scenic Roads: no activity

Cell Tower: Diane Dupuis stated that the Cell Tower on the Tanner farm property in Warren is moving ahead. This tower will be in the view shed of Route 202 as well as Lake Waramaug.

Flora & Fauna: no report

Water Resources: no report

At the February meeting members will discuss which maps should be mounted.

Meeting adjourned at 6:55pm.

Next scheduled meeting of the Washington Conservation Commission is February 1, 2006 at 5:00pm.

Submitted subject to approval,

Pamela L. Osborne, Secretary