

January 6, 2010

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

Members Present: Susan Payne, Kelly Boling, Linda Frank, Ric Sonder, Alt., Phil Dutton, Alt. **Absent:** Phil Markert, Diane Dupuis, Betsy Corrigan, Alt, Dirk Sabin, Advisor

Staff Present: Shelley White

Others: Chris Charles

Susan Payne called the meeting to order at 5:15 p.m.

Seated: Susan Payne, Kelly Boling, Linda Frank

Consideration of the Minutes

The Minutes of the December 2, 2009 Conservation Commission Meeting were considered.

Corrections:

Page 1

Under Cell Tower Update: 2nd sentence should read: Mr. Markert stated that Ms. Dupuis presented her case that the Town of Washington's Conservation Commission's opinion is that it is not a good idea to proceed with this application as SBA does not have a piece of property that is a viable site because of the driveway and easement issues and some of the property owners are not in agreement on this site.

Page 2

Under Cell Tower Update: 1st line on second page should read: in Warren Connecticut, and that they would keep her letter on file under the appropriate docket,

Motion:

to accept the December 2, 2009 Regular Meeting Minutes of the Conservation Commission as corrected, by Ms. Payne, seconded by Mr. Boling, passed by 3-0 vote.

Election of Officers

Motion:

to nominate Susan Payne as Chairman of the Town of Washington Conservation Commission, by Mr. Boling, seconded by Ms. Frank, by 3-0 vote.

Motion:

to nominate Kelly Boling as Vice Chairman of the Town of Washington Conservation Commission, by Ms. Payne, seconded by Ms. Frank, by 3-0 vote.

108 New Milford Turnpike Update

Ms. Payne stated that the remediation work was done in December. Mr. Dirienzo's report stated that the remediation was not done satisfactorily. She stated that last Spring the Town of Washington voted to purchase the property as long as the buried debris was removed and there is a clean Phase 1 Environmental Study. Ms. Payne stated that there is an area of approximately 15,000 square feet that they have excavated and found metal debris. She stated that hopefully the Town would be able to close on the property before the end of this month.

Cell Tower Update Application for 49 Couch Road

Ms. Payne stated there would be a public informational meeting for SBA with the towns of Washington and Warren the third of fourth week of January. A Balloon Test was requested before the meeting, and it was also requested that the meeting be on a Saturday because of weekend residents.

Decommission Extraneous Town Street Lights

Mr. Boling stated that he met with Resident State Trooper, Steve Sordi. Mr. Sordi stated that the State Troopers feel that it is necessary to keep the existing lights on the state roads. He recommended that the Conservation Commission make a list of lights that they think should be decommissioned and then pick one road and do a trial decommissioning. Mr. Boling stated he would discuss this with Selectman Lyon and that property owners of the trial decommissioning street would be notified. Mr. Boling stated that the Selectman's Office has a list of streetlights and that the Town pays by the light not by the amount of electricity being used. He was told that the bill for the Town for these lights was around \$28,000.00 for last year.

5:23 Mr. Sonder arrived and is seated.

Subcommittee Reports

Management and Monitoring of Town Properties

Ms. Payne stated that she and Ms. Frank would be monitoring properties this Friday. Mr. Dutton volunteered to assist in the monitoring of the Town Properties. The Commission looked at a map of the Town of Washington's Open Space. Ms. Payne stated that some of the properties are manually drawn in. There was a discussion regarding a revised map.

Other Business

Conservation Easement Model

Ms. Payne received the Conservation Easement Model with editorial revisions done by Mr. Frank of the Planning Commission. She stated she would distribute the final copy when the revisions were done.

New Business

Ms. Payne suggested that members of the Conservation Commission read the minutes from the other town commissions. She discussed Peter Talbot's Mill Race Road Concept presentation and read excerpts from the November and December Planning Meeting Minutes. There was a brief discussion regarding the flood plain and septic issues of the Depot. Mr. Boling stated that he supported Mr. Talbot's concept but would like to see more density. Ms. Frank recommended that the Town of Washington look into how other towns within a flood plain have developed. It was the consensus Conservation Commission would write a letter of support endorsing Mr. Talbot's Mill Race Road concept.

There was a brief discussion regarding public sewer systems and water.

Ms Payne stated that she is in favor of having a meeting with all of the Town's Land Use Commissions to discuss how the commissions could work together.

Ms. Payne asked the Commissioners to consider goals for 2010. Mr. Boling stated that he thought it is important to preserve rural character of the Town and one way to do this would be to implement a transfer of development rights policy. He stated that he would like to meet with David Owen, Chairman

of the Zoning Commission, to discuss cluster development and other issues and the views that the Zoning Commission has on these subjects. Ms. Payne recommended that the Conservation Commission revisit the Town Plan of Conservation and Development and regroup in February with a plan of action. She stated that ridgeline protection and clear cutting of trees and what to include in the spring issue of the Town Newsletter were also things to consider.

Ms. Payne stated that the D.O.T responded to Mr. Boling's request to add a pedestrian walkway between the Town Beach and New Preston Village along Route 45. The D.O.T. stated that they would add a 4-foot shoulder on either side of the road.

Mr. Sonder stated that he thinks progress with issues such as Cluster Subdivisions and Ridgeline Protection could be made in small, incremental, regulatory steps. He stated that it is his opinion that looking at the whole picture usually ends up with a great amount of discussion and lack of results. There was a brief discussion regarding Ridgeline Protection. Chris Charles stated there is a component in the density unit calculation that restricts density based on slopes. Mr. Sonder stated that there is room for error and that the language could be adjusted for better protection. Mr. Payne suggested that the C.C. take a look at the Zoning Regulations.

Motion: to adjourn by Ms. Payne.

Ms. Payne adjourned the meeting at 6:25 pm

Submitted subject to approval,

Shelley White, Land Use Clerk