

November 1, 2006

Present: Susan Payne, Kelly Boling, Linda Frank, Joe Gitterman, Phil Markert

Alternates: Elizabeth Corrigan, Diane Dupuis, Dan Sherr

Guests: Mark Lyon Selectman, Valerie Andersen

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

No alternates needed to be seated.

MOTION: to accept the minutes of the October 4, 2006 meeting of the Washington Conservation Commission with the following amendments: page 1, first motion, fourth line should read *Conservation Commission prior to the development of a site plan*, page 1, second motion, first line should read *Kelly Boling made a motion to amend the prior motion by adding the*, page 2, paragraph after last motion, first sentence should read *Kelly Boling asked members if the Conservation Commission would be in favor of the Town acquiring Potter Farm if it acted*, page 2, last paragraph, line 11, should read *felt this was not an appropriate precedent for the Town to establish given* **was made by Dan Sherr, seconded by Kelly Boling passed unanimously.**

Referrals or new projects: Linda Frank read a summary of the history and status on the Boat Launch Project from Paul Frank. The Town has an application before the Inland Wetlands Commission and there will be a public hearing on November 29th as well as a site visit on November 8th at 3:00pm. Susan Payne encouraged members to go to the site visit and submit recommendations.

Review of proposal for Rural Roadscape Zone Regulations: Kelly Boling was collecting feedback on his draft Of Rural Roadscape Zone.

Recommendations for tightening land use regulations: Phil Markert doesn't think there is much of an appetite for tightening the regulations. Members have received a draft of regulations for outdoor lighting from David Owen, Chairman of the Zoning Commission. Mr. Owen would like feedback.

Subcommittee Reports

Open Space Committee: Dan Sherr stated that at their October meeting Tim Abbott gave a presentation on the Greenprint project. Mr. Abbott provided Dan with follow up information giving a break down of protected acreage in towns in Litchfield county, Pam Osborne will email the information to members. Mr. Sherr spoke about a regional planning organization which is being reexamined. Susan Payne spoke to the 22.1% of the Town of Washington which is permanently protected, a goal of 30% by 2015 has been established. Ms. Payne went on to say that Steep Rock has seen a steady income of gifts and she feels the goal of 30% will be reached before 2015.

Ridgeline Protection: Information with Valerie Friedman of the Zoning Commission.

Archaeological Resources Protection: Betsy Corrigan needs to find a new link to the Planning Commission because Bill Fairbairn has resigned.

Land Use Data Management/training of Town Land Use staff: no activity

Greenway: will met again in January 2007

Management and Monitoring of Town properties: Linda Frank will mail out monitoring information next week. The Myfield easement has been recorded and will be added to the monitored properties.

Scenic Roads: no activity

Cell Tower Update: Diane Dupuis stated that there have been rumblings of possible activity on Sawyer Hill in New Milford.

Flora & Fauna: Betsy Corrigan continues to work on the ecological sensitivity map.

Water Resources: no activity

Best Development Practices: Susan Payne stated that this project perhaps needs to be downsized to a tri-fold pamphlet with illustration.

Other Business

Susan Payne asked members if they had copies of the "Handbook for Connecticut Conservation Commissions" which is published by CACIWC (Connecticut Association of Conservation and Inland Wetlands Commissions, Inc.). Members who would like a copy should contact Pam Osborne, Pam will also contact CACIWC to see if an updated version is available.

Susan Payne also encouraged members to sign up for the upcoming program "Biodiversity Conservation in Connecticut Towns" held on November 13th at the Washington Town Hall, sponsored by the Northwest Conservation District.

Selectman Mark Lyon spoke to Conservation members about the Potter Farm deal. Mr. Lyon asked the commission about their vote for no funding of the project, he went on to say he feels the project limits development, includes limited equity housing and as a whole goes along with the Town Plan of Conservation and Development. Susan Payne assured Mr. Lyon that members would be available to discuss their decision at planned public meetings. Kelly Boling added that members felt it was a worthwhile development project but it didn't have the biological and conservation qualities. Mr. Lyon asked members to look at it from a broader scope, there will be several Town meetings which will include the Board of Selectmen, Board of Finance and Land Use Commissions. Joe Gitterman suggested looking at the project not just as open space but the rural character and preserving what the Town wants, a housing development on the property would vastly change the character of the Town. Diane Dupuis noted that there is a lot of property in town open for development and went on to say that this project is not a conservation development project, she applauds the housing aspect of the project. Selectman Mark Lyon stated that he was not questioning the Conservation Commission's decision. Valerie Andersen addressed members by saying she respected their guidance and asked Mr. Lyon to clarify how this project will proceed, to date all discussions have taken place in executive sessions. Mr. Lyon answered that the Board of Selectman are still in the discussion stages and there is no time frame on the project.

Adjourned at 5:45pm.

Next scheduled meeting of the Conservation Commission is December 6, 2006 at 5:00pm.

Submitted subject to approval,

Pamela L. Osborne, Secretary