

# November 3, 2010

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

**Members Present:** Susan Payne, Phil Markert, Kelly Boling, Diane Dupuis, Linda Frank, Betsy Corrigan, Alt.

**Absent:** Phil Dutton, Alt, Dirk Sabin, Advisor

**Staff Present:** Shelley White

**Others:**

Chairman Susan Payne called the meeting to order at 5:05 p.m.

Seated: Susan Payne, Kelly Boling, Diane Dupuis, Linda Frank, Betsy Corrigan, Alt.

## **Consideration of the Minutes**

The Minutes of the October 6, 2010 Conservation Commission Meeting were considered.

### Corrections:

Page 1: under Cell Tower Update, 2nd sentence, delete: She stated that 5th sentence, should read: Ms. Dupuis discussed other possible proposed AT&T sites for cell towers in the area.

7th sentence, delete: when negotiating this lease it is worth considering the uniqueness of the historic Calhoun-Ives District and that it is important to protect these resources in Town by designing towers that minimize visual impact. Should read: Mr. Boling stated that any lease the town may negotiate should expressly acknowledge the importance of minimizing adverse impacts to the Calhoun-Ives neighborhood, which is Connecticut's only agricultural historic district.

Page 2: under Decommission Extraneous Town Street Lights, 1st sentence should read: Mr. Boling submitted a map documenting streetlights in the New Preston area.

under Other Business, 1st sentence, should read: Ms. Payne stated that The Greenway Committee met on Monday, October 4th and discussed connecting with Bantam and Litchfield Greenways and utilizing the old railroad bed.

Add: Mr. Dutton volunteered to be the liaison for the Conservation Commission for Earth Day.

Under Upcoming Events: add: November 30, 2010 – Ethics Workshop at Bryan Memorial Town Hall.

### **Motion:**

to accept the October 6, 2010 Regular Meeting Minutes of the Conservation Commission as amended, by Ms. Frank, seconded by Mr. Boling, passed by 5-0 vote.

## **Referrals / New Projects**

There were no new projects or referrals.

## **Cell Tower Update**

Ms. Dupuis stated that nothing has really happened, no application has been received at this time and Mr. Markert is analyzing the lease at the moment. Ms. Payne stated that she spoke with First Selectman Mark Lyon and he would like to have a meeting about the lease.

5:30 Mr. Markert arrives.

Mr. Markert stated that he submitted a list to the First Selectman of issues that should go into the lease. He stated that he feels that there must be clear guidelines in the lease to protect the Town's interests. The Commission briefly discussed the issue of schools in Europe using fiber optics instead of WiFi.

## **Streetlights for Possible Decommissioning**

The Commission is in the process of inventorying streetlights in the Town.

### **Town Plan of Conservation and Development**

Ms. Payne stated that the Planning Commission has started the process of updating the POCD by forming a subcommittee that would be made up of a commissioner from each commission in Town. The representatives from each commission would provide feedback to help revise the current POCD. Mr. Markert volunteered to be the Conservation Commission representative. The Commission looked at the Recommendations section of the Natural Resource Inventory Report and Recommendations. They briefly discussed section A. Geology. Mr. Boling stated that he believed that the Zoning Regulations have changed since this was published. Ms. Corrigan stated that there should be a way to limit vegetation removal to prevent erosion and require the property owner to re-vegetate the area and have a storm water management plan. Mr. Boling suggested that there should be separate standards for the center of Town. The Commission discussed section B. Ridgelines. Mr. Boling suggested that the applicant submit a view shed analysis. Ms. Payne stated that the Town would need a definition for view shed. Ms. Frank asked if there would be a way to get the property owner in to Land Use before they start cutting trees. Ms. Payne suggested that the CC contact the Connecticut Conference of Municipalities to inquire about any other towns that may have regulations regarding tree cutting. The Commission discussed how this could save the property owner time by avoiding certain land-based issues. Ms. Corrigan stated that the Arcview program would be a valuable tool for the Land Use Offices to use in monitoring properties. Mr. Boling suggested that an applicant should be required to submit a baseline report on the property. Ms. Payne suggested that the maps of the Town should be available on line.

### **Other Business**

The Greenway Committee met on Monday, November 1, 2010. They continued the discussion regarding connecting the Greenways with Litchfield and Bantam.

Mr. Boling stated that he would be attending the Special Selectmen's Meeting on November 4, 2010 at 7 pm. Mr. Boling suggested that he would like to talk about Enhancing Village Centers at this meeting.

Motion: to adjourn by Ms. Payne, seconded by Mr. Markert

Ms. Payne adjourned the meeting at 6:35 pm

Submitted subject to approval,  
Shelley White, Land Use Clerk