

March 15, 2006

Present: Dan Sherr Chairman, Patte Doran, Eileen Hearn, Susan Payne, Chick Treadway

Guests: Michael Brodie

Dan Sherr, Chairman called the meeting at 5:10pm.

MOTION: to accept the minutes from the January 18, 2006 meeting of the Open Space Committee as submitted was made by Patte Doran, seconded by Eileen Hearn, passed unanimously.

Open Space in Marbledale - Michael Brodie will join us for a review of Wheaton Road Association agenda and progress. Dan Sherr welcomed Michael Brodie from Wheaton Road in Marbledale. Mr. Sherr invited Mr. Brodie to speak about open space in the village center. Mr. Brodie is a member of the newly formed Wheaton Road Association. The Wheaton Road Association has acted together to designate Wheaton Road as scenic and to oppose the original Myfield application. On the original Myfield application the Association was opposed to activity in the wetlands and access on to Scofield Hill Road. There are about 20 residents in the Wheaton Road Association. To familiarize themselves with the area members looked at an assessor's map of the Marbledale/Wheaton Road area. There is a large parcel for sale on the New Milford/Washington border. Members referenced the Town Plan of Conservation and Development (POCD) for the Marbledale (B-3) area. The POCD proposes a potential Marbledale transition area. Dan Sherr felt there is a need for managed/appropriate commercial growth. Patte Doran agreed in that she felt the idea was to keep density with in the village centers which would offer protection against sprawl and she encouraged Mr. Brodie to read the POCD. Dan Sherr also suggested the Natural Resource Inventory as an informational tool. Susan Payne felt that Marbledale could become a viable business district. Dan Sherr stated that there needs to be a balance between commercial development and open space. Mr. Brodie added that the Marbledale area has historic value such as the quarries, St. Andrews Church and several historic residences. Dan Sherr told Mr. Brodie that the Open Space Committee could support the association in their endeavors. Chick Treadway suggested that they contact Historic District Chairman Peter Arturi. Mr. Sherr thanked Michael Brodie for coming to the Open Space meeting and hoped that he would keep in touch. Later in the meeting members talked about educating the people in the Marbledale area about open space preservation, working with the property owners because there is no protection in the Marbledale area and the pressure for development is great.

72 Upper Church Hill - Susie Payne will review the Open Space consideration for this subdivision. Dan Sherr asked members if they were familiar with how the town acquired open space. Dan continued by stating that the Planning Commission's subdivision regulations mandate open space set aside. Members reviewed maps from the 72 Upper Church Hill Road Planning Commission file. Susan Payne explained that the Conservation Commission reviewed the plans and made recommendations to the Planning Commission which included location of easement area, requiring an easement as opposed to a deed restriction, native buffering and stone wall protection. Patte Doran commented that short of saving the area as farmland this was a good plan.

Planning a Bus Tour of Washington's Open Space. Dan Sherr would like to get Open Space members out and about to look at what is protected and see what open space preservation is needed. Dan will contact the First Selectmen's office to see about using the Senior Bus for the tour.

Designing a sub-committee to research and document Open Space grants for Washington. Conversation centered on Chick Treadway approaching Andrew Roraback regarding the proposal of an added conveyance tax for the town on the sale of \$1,000,000+ properties to benefit the

town. Dan offered to assist Chick.

Meeting adjourned at 6:30pm.

Next scheduled meeting of the Open Space Committee is April 19, 2006 at 5:00pm.

Submitted subject to approval,

Pamela L. Osborne, Secretary