

April 7, 2010

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

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

Absent: Phil Markert, Ric Sonder, Alt., Dirk Sabin, Advisor

Staff Present: Shelley White

Others: Margaret Cheney

At 5:00 pm the Conservation Commission met at 108 New Milford Turnpike for a site visit.

Chairman Susan Payne called the meeting to order at 5:50 p.m.

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

Consideration of the Minutes

The Minutes of the March 3, 2009 Conservation Commission Meeting were considered.

Corrections:

- Page 1, under Town Garage Site, 1st sentence should read: Ms. Dupuis read an email from 1st Selectman Mark Lyon that a crane...

3rd sentence should read: Ms. Dupuis read an email that Susan Branson said...

- Heading for House Bill should read: House and Senate Bill

2nd sentence under House Bill should read: Ms. Payne stated that the Environment Committee had a hearing on Senate Bill 206 regarding telecommunications towers.

- Page 3, 1st sentence continued from page 2, should read: There was a brief discussion about the Telecommunications section of the Zoning Regulations and how it should be reviewed for possible updates.

Motion:

to accept the March 3, 2010 Regular Meeting Minutes of the Conservation Commission as amended, by Ms. Dupuis, seconded by Ms. Frank, passed by 5-0 vote.

Cell Tower

Town Garage Site

Ms. Dupuis stated that there was a balloon test at the Town Garage Site and First Selectman Lyon sent out an email with pictures from various points showing the view of the possible elevation of the proposed cell tower from various points surrounding the proposed site. She stated that everyone is waiting for the technical report and she has been told that no lease has been proposed.

Ms. Payne stated that she forwarded an email that has a form letter in support of Senate Bill 206 and House Bill 5213. She urged members of the Commission to fill in their information and send it in as well as urge others they know to do the same. Ms. Payne discussed an article in the Business section of the April 7, 2010 New York Times regarding at home cellular towers.

6:05 Phil Dutton arrives.

Referrals / New Projects

Laus/22 Nichols Hill Road/2 Lot Resubdivision:

The Commission looked at the Cover Sheet, titled "2 Lot Resubdivision, 22 Nichols Hill Road, Town of Washington," by Arthur H. Howland and Associates, latest revision date 3/15/10. Ms. Payne stated that Steep Rock accepted a Conservation Easement on this property last year. There was a discussion whether the Open Space set aside requirement be waived because this property owner already has the Conservation Easement. Mr. Boling stated that the letter to the Planning Commission should state that the Conservation Commission recommends that the Open Space set aside requirement be waived since the owner has previously donated a considerable portion of their land which exceeds the amount required.

108 New Milford Turnpike – Site Visit

Ms. Payne introduced Margaret Cheney as a neighbor to 108 New Milford Turnpike. She stated that Ms. Cheney has volunteered to help get a neighborhood committee together in the hopes that they will provide feedback. Mr. Dutton asked if there are any plans to formalize the parking. Mr. Boling suggested that at some point a split rail fence could be put up to constrain the areas in which cars are allowed. Ms. Payne stated the neighborhood committee would be able to help make this decision. She stated that she favors a natural surface. The Commission briefly discussed putting a gate or a chain across the entrance. Ms. Payne stated the grounds are very disturbed from the remediation and it has not been seeded. She stated that there was something 'oozing' from the ground and she would like to have it tested. Ms. Corrigan stated that there was a possibility that it's a natural occurrence from the limestone. Ms. Payne volunteered to call Russ Dirienzo for the testing as well as talk to First Selectman Lyon, to see when the area would be seeded. It was the consensus of the Commission that there should not be a sign. Ms. Payne suggested that the Conservation Commission try to have Sean Hayden work with them on a land management plan for the property. There was a brief discussion regarding how often the fields should be mowed. There was a brief discussion regarding whether the property should be named.

Critical Habitats Resource Map

The Commission discussed the overlay of lot lines that Ms. Corrigan generated for this map. She stated that this map was an update of the map in the Natural Resource Inventory. They discussed how the Inland Wetlands Commission and the Planning Commission could use this map as a reference. It was the consensus of the Conservation Commission that this map would be displayed in the Land Use Office for reference and a copy should be made to hang in the Land Use Meeting Room. Ms. Payne stated that she would discuss with Janet Hill, Land Use Administrator, about how the Commissions would be able to use this map.

Conservation Design (Cluster) Subdivisions

Ms. Payne stated that there was a Special Meeting on Thursday, April 1, 2010. Ms. Payne stated that she, Sarah Gager, Ric Sonder, and Gary Fitzherbert were in attendance. She stated that they are working on proposed language to present to the Planning Commission. She stated that they talked about determining economic consequences of a cluster subdivision proposal and that they would like to find an example. There was a brief discussion regarding open space set aside and soil based zoning.

Annual Monitoring Report

Ms. Frank stated that most of the monitoring is done.

Other Business:

Ms. Payne distributed a copy of a map titled Protected Areas, Washington, CT, through 2009.

Ms. Payne stated that there is no allocation for the Open Space Fund or Housing in this year's Town Budget. There is a Budget Hearing on May 6th at Bryan Memorial Town Hall. There was a brief discussion regarding 490 Land. Ms. Payne stated that she would write a letter of protest to the Board of Finance and the Board of Selectmen.

Reminders:

Earth Day is Saturday, April 17th. Garbage bags will be available at Town Hall.

The Rotary Town Volunteer Party will be on April 9th.

The Washington Environmental Council will conduct a program on Asian Long Horn Beetles on April 29th.

Motion:

to adjourn by Ms. Payne.

Ms. Payne adjourned the meeting at 7:10 pm

Submitted subject to approval,

Shelley White, Land Use Clerk