

# May 7, 2008

**Members Present:** Susan Payne, Phil Markert, Linda Frank, Kelly Boling

**Alternate Present:** Ric Sonder, Betsy Corrigan

**Staff Present:** Shelley White

Susan Payne called the meeting to order at 5:10 p.m. and seated members Phil Markert, Linda Frank, Kelly Boling, and herself and Alternate Ric Sonder.

## **Consideration of the Minutes:**

The April 2, 2008 Regular Meeting Minutes were accepted as amended. Page 1; 2nd paragraph, 4th sentence from beginning of the paragraph should read, "He is Director Emeritus at the Roxbury Land Trust and was instrumental in the Save Our Farms Campaign." The 5th sentence under Referrals or New Projects should read, "Paul Szymanski, engineer, in a covering memo stated that the proposed changes allow for ATVs and more trees to be cut, etc." Page 2; Scenic Road Designation heading should read "Conservation Easement Model." Page 3; under Archaeological Resources Protection, 4th sentence should read, "Step 1: When an application comes before a Land Use Board and the project area is reviewed." 23rd line from the top, beginning "Mr. Sonder stated..." deleted. Page 5; Susan Payne adjourned the meeting at 6:55 p.m.

**Motion: To accept the April 2, 2008 Regular Meeting Minutes of the Conservation Commission as amended. By Ric Sonder, Seconded by Linda Frank, passed 7-0.**

## **Referrals or New Projects:**

The Abella Conservation Easement was reviewed by members. Ms. Payne and members examined a revised map dated February 27, 2007 with revisions dated 5-7-07/8-9-07/11-29-07/5-5-08. The Planning Commission approved the most recent revision and the property owners reserve the right to put a new septic in at a designated area if the current system fails.

**Motion: To approve Abella Conservation Easement Revision dated 5-5-08 as approved by the Planning Commission. By Kelly Boling, Seconded by Phil Markert, passed 7-0.**

## **Scenic Road Designation:**

Kelly Boling informed members that the Conservation Commission has received letters of support from the Weantinoge Heritage Land Trust, Inc., Rep. Chris Murphy, Rep. Arthur O'Neill, Steep Rock Land Trust, Sen. Andrew Roraback and Dan McGuinness of the Northwestern Connecticut Council of Governments. Mr. Boling stated that he and Ms. Payne were discussing that the application should include a basic report of geological features and their scenic merits from a qualified expert. Mr. Boling suggested that Ian Branson could do this and the report, without pictures, would be under \$300.00. All members are in agreement that the report would be a beneficial addition to the application. Mr. Boling states the reason the Conservation Commission is pursuing the State Designated Scenic Road is to inhibit the future widening of Route 202. Ms. Payne points out the stratified drift aquifer that runs under Route 202. All members are in agreement that this is an important resource to protect and adds value to the application. Mr. Boling believes that the report does not address the aquifer and he will attach natural resource inventory maps to make note of the aquifer along with the other natural resources in the area inclusive of the application. Ms. Payne asks Mr. Boling what remains to be done to finish the application.

Mr. Boling states that he needs to review it, put the pictures in, obtain a letter from W.E.C., attach maps and obtain the report from Ian Branson.

**Conservation Easement Model:**

Ms. Payne asked that the Commission revisit this in June. Mr. Boling said that he will incorporate Paul Frank's comments and redistribute the draft of the model one week before the June meeting to the Conservation Commission members. Mr. Boling states that after the C.C. has had a chance to go over the model that he could send the finalize version to the attorney and then the C.C. can work on the 2 different versions. The versions would mandatory and voluntary easements.

**Conservation Development:**

Mr. Markert stated that there is a new form of development referred to as 'Open Space Zoning'. A large parcel of land would be purchased and then a cluster development would be built on an allotted portion of this land and the remainder would be designated open space. A pilot project could be done and if it works the Planning and Zoning Regulations could be adjusted to accommodate this approach.

6:45

**Motion To go into executive session to discuss a real estate transaction by Linda Frank, seconded by Phil Markert, passed 7-0.**

6:55

**Motion To come out of executive session by Linda Frank, seconded by Phil Markert, passed 7-0.**

Ms. Payne clarified that Mark Lyon, First Selectman was invited to the Open Space Committee meeting in April to give the committee input on the how the Board of Selectmen feels the funds would benefit the community. Ms. Payne asked Wayne Hileman of the Housing Commission what are the criteria to consider with a parcel of land. Mr. Hileman stated, in an email, in order of priority: 1. Desirable - in or around a village center, modest size and modestly priced housing works best where it already exists. 2. Acceptable - in or adjacent to an area that is already developed, takes advantage of existing infrastructure, traffic patterns, etc. 3. Tolerable - only on or along a major artery or thoroughfare. 4. Undesirable - an undeveloped farm or forestland.

**Ridgeline Protection:**

Ms. Frank attended a meeting to amend zoning regulations regarding building on a ridgeline and calculating elevation. She said that she would get a copy of the language for the commission to review. She suggests that the Commission obtain a map from HVA that has the ridgelines defined. The Commission discussed the criteria that should be used for the map. Mr. Sonder stated that the Commission had suggested to Zoning that they use elevations as criteria and that any property above a certain elevation is subject to site plan review. Members discussed the possibility of having a 3 dimensional topographical map made for the town to use as a reference tool.

**Motion: To adjourn the meeting by Susan Payne.**

Susan Payne adjourned the meeting at 6:18 p.m

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Conservation Commission 5/7/08

Shelley White

Land Use Clerk

5-9-08