

# June 4, 2008

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

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

**Guests:** Patte Doran, Wayne Hileman, Dirk Sabin, Mathew Klauer

**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, Alternate Betsy Corrigan and herself.

Ms. Payne informed the commission that Joann Caldera resigned from the Open Space Committee.

## **Consideration of the Minutes:**

The May 4th Regular Meeting Minutes were accepted as amended. Page 2; last sentence under Conservation Easement Model should read "The versions would be regulatory and voluntary easements".

**Motion: to accept the May 4, 2008 Regular Meeting Minutes of the Conservation Commission as amended, by Kelly Boling, Seconded by Betsy Corrigan, passed 5-0.**

## **Scenic Road Designation:**

Mr. Boling informed the commission that he is has received all the letters for the scenic road designation application. He requested that the Commission authorize Ms. Payne to send a cover letter as Chairperson.

**Motion: to authorize Ms. Payne to send a cover letter as chairperson of the Conservation Commission for the Scenic Road Designation Application, by Linda Frank, seconded by Betsy Corrigan, passed 6-0.**

## **Conservation Easement Model:**

Ms. Payne stated that under Prohibited Uses section 2.11 she believes that it is a reserved right. Mr. Sonder agrees that it is unclear. Mr. Boling said that he will put it under section 3.12. Ms. Payne asked Mr. Boling if Paul Frank, from the Planning Commission, had checked section 2.8. Mr. Boling said Mr. Frank had concerns and had researched it and was satisfied with this section. Mr. Boling suggested that he bring the Conservation Easement Model to Inland/Wetland's and Planning Commissions meetings for their feedback. Mr. Boling will send any feedback he receives to the other Conservation Commissioners, and then Mr. Boling will send this to David Miles for review.

## **Referrals or New Projects:**

Ms. Payne invited Mr. Mathew Klauer, of the Wykeham Rise Project to this evenings meeting to familiarize the Commission with the proposed project. She invited Commissioners to walk the property with LEED Certified Inn. They are aiming for gold or platinum certification. The project has taken into consideration the Town of Washington and the neighborhood concerns as well as inland/wetlands. His civil engineer did reflag the wetlands. Mr. Klauer displayed the site plan for the proposed project (titled Wykeham Rise, sheet c.1/coversheet by Arthur H. Howland & Assoc. PC.). He pointed out that the existing buildings are encroaching upon the wetlands and with his plan they will be returning wetlands to

their natural state. Mr. Klauer stated that in regards to the neighborhood, most of the development will be concentrated on parts of the property that are further away from Bell Hill and Wykeham Rise. Mr. Boling asked if the goal was to minimize visual impact. Mr. Klauer confirmed this. Mr. Klauer said the existing main structure had suffered a great deal of water and structural damage and most of the buildings were in this condition and will not be saved. Ms. Payne asked if most of the development will be where the existing dormitories are situated. Mr. Klauer noted that there will be permeable surfaces for the driveways. Ms. Frank asked if there was an Open Space component in terms of a conservation easement. Ms. Payne stated that she invited Mr. Klauer to the meeting to educate people on his project as opposed to hearing about it through rumors.

**5:20** Dirk Sabin arrives.

Ms. Frank asked the acreage of the property. Mr. Klauer said 27 acres. Ms. Payne asked how much of this is wetlands. Mr. Klauer was not sure. Ms. Frank asked what the total coverage was with driveways and structures, etc. Mr. Klauer said that they are applying for 17% coverage inclusive of the permeable driveways. He knows it is a high percentage however the permeable driveways take up approximately 8.75% of that coverage. He also stated that there will be green roofs that will bring the percentage down to around 8%. Ms. Payne displayed the Planting Plan (titled Wykeham Rise, sheet PL-1, by Didona Associates, Landscape Architects). Mr. Klauer said that the plan is trying to save as many trees as possible. The plan also indicates the increase of a buffer to Kirby Brook. Ms. Frank asked about a parking lot shown on the plan. Mr. Klauer said that it was for staff and that the number of parking spaces is determined by how many rooms, staff and how many the restaurant seats. Ms. Frank asked how many rooms will be at the Inn. Mr. Klauer stated that the restaurant will seat 60-80 people and there will be 60 rooms. Ms. Frank asked about the lighting plans. Mr. Klauer said that the lighting plan will be really sensitive. They will be pointing downward and there will be minimal lighting. Ms. Payne asked if Mr. Klauer could talk about the architectural concept. Mr. Klauer said that his original feedback was that it was not representative of Washington. He is looking for an architect that would be able to create something that would represent the rural character of Washington. Ms. Payne asked if there were anymore questions. Mr. Markert asked if the staff would be living in the previously stated 60 rooms. Mr. Klauer stated that they are looking into staff housing and it would be inclusive of the plan. Mr. Markert asked what the current lot coverage is. Mr. Klauer said that the footprint current lot coverage was at 10%.

**5:30** Mr. Klauer exits

### **Open Space:**

Ms. Payne stated that many of the Commissioners (Markert, Frank, Hileman, Doran, LaMuniere and Payne) have been on site visits. Wayne Hileman, Chairman of the Town of Washington Housing Commission and Patte Doran, Open Space Committee and Housing Commission were present to discuss available parcels of land.

5:34

**Motion: to go into executive session to discuss real estate transactions by Phil Markert, seconded by Linda Frank, passed 6-0.**

6:30

**Motion to come out of executive session by Kelly Boling, seconded by Betsy Corrigan, passed 6-0.**

**6:30** Mr. Hileman, Ms. Doran exit.

## **Cell Tower Update**

Ms. Payne read a letter from Robinson Cole LLP to Mr. Lyon. This letter discussed the topic of painting the cell tower on Mountain Road to reduce its visual impact and asks for input from the Commission. The Commission agrees that matte black would be best.

## **Archaeological Resources Protection**

Ms. Corrigan stated that the Planning Commission has not sent it in to the attorney at this time. They are looking to do this later in June.

## **Other Business**

Mr. Boling stated that he feels that the Church Street playground (Nick Platt Field) could use some plantings. Mr. Sabin said we might be able to get some trees wholesale and that he would take a look at the property. Ms. Frank stated that the Village Improvement should be contacted.

Ms. Payne also wanted to thank Kelly Boling for all his work on the Scenic Road Designation application and the Conservation Easement Model as well.

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

Susan Payne adjourned the meeting at 6:40 p.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Conservation Commission 6/4/08

Shelley White

Land Use Clerk

6-10-08