

July 1, 2009

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

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

Absent: Dirk Sabin, Advisor

Staff Present: Shelley White

Susan Payne called the meeting to order at 5:00p.m.

Seated: Susan Payne, Phil Markert, Linda Frank, Kelly Boling & Diane Dupuis

Consideration of the Minutes

The Minutes of the June 3, 2009 meeting were considered. Motion: to accept the June 3, 2009 Regular Meeting Minutes of the Conservation Commission as submitted, by Ms. Frank, seconded by Mr. Boling, by 5-0 vote.

Cell Tower Update – Docket 378

Ms. Dupuis stated that SBA withdrew their application for a cell tower on the Tanner Farm on Rabbit Hill. SBA had made a motion to put the hearing on hold while they explore possibilities of siting a cell tower on another property in the area. Ms. Dupuis stated the trial was not put on hold. Ms. Dupuis stated many motions were filed. The Conservation Commission for the Town of Washington filed a motion to have the Siting Council make a decision to not allow cell towers to be sited on farmland. Ms. Dupuis stated the hearing would be continued on July 16th. There was a discussion regarding the possible siting of a cell tower on the Waldron property on Couch Road.

108 New Milford Turnpike Update

Ms. Payne stated the Environmental Assessment Report has been submitted to the owners of the property. Ms. Payne stated that the Town of Washington is waiting to hear back from the owners and that remediation would need to take place. There was a discussion regarding who would perform the clean up and how that would affect the price of the property.

DOT – Route 202 Scenic Road Application:

Ms. Payne stated she has left messages with Ms. Kissane, Transportation Assistant Planning Director, of the State of Connecticut Department of Transportation and is waiting to hear back from her.

Archaeological Resource Protection in Town Regulations

Ms. Corrigan stated that Nick Bellantoni, State Archaeologist, is working on the Archaeological Sensitivity Map. She stated that the Planning Commission would not make a definite decision on the procedure of reviewing site plans until they see the map.

Referrals

There were no new referrals.

Subcommittee Reports

Best Development Practices Brochure:

Mr. Dutton distributed the information, titled Stonewall Preservation in the Town of Washington (on file in the Land Use Office). He stated there are not a lot of regulations in New England that protect the stonewalls but that some towns promote preservation by having language tied in with their Historic

District, Scenic Road and Subdivision regulations. There was a discussion regarding how stonewall regulations would be enforced. Ms. Corrigan stated it was important to educate the public. Mr. Dutton suggested guidelines could be published in the Best Development Practices Brochure but it would be more effective if it were a part of municipal legislation. Mr. Dutton volunteered to work on a pamphlet that would include guidelines for streamside buffers and stonewalls. There was a lengthy discussion regarding the process of changing zoning regulations.

Conservation Design Subdivisions:

Mr. Markert stated that he believes that open space zoning ties the elements of schools, open space and affordable housing together and that it would be the way to move forward with the change of regulations. He stated he purchased and read Growing Greener – Putting Conservation Into Local Plans and Ordinances and Conservation Design for Subdivisions – A Practical Guide To Creating Open Space Networks written by Randall Arendt. Mr. Markert discussed Randall Arendt wants people to realize the economic potential of their land while maintaining the rural look and controlling population density. Mr. Markert asked that the books be passed around to all members of the Conservation Commission. Ms. Corrigan asked if Arendt included a habitat component. Mr. Markert stated there was and read some excerpts from the book. There was a discussion of the possibility of the Conservation Commission having a workshop with Mr. Arendt.

Greenway Committee Activities:

Ms. Payne stated the Greenway Committee would meet September 8th, 2009.

Local Scenic Roads

There were no current proposals. Mr. Sonder asked that the members consider what role the Conservation Commission should have in initiating scenic road proposals. Ms. Payne stated she would put this discussion on the agenda for the September 2, 2009 meeting.

Old Business

Conservation Easement Model:

Ms. Payne asked that the members of the Conservation Commission read Attorney Miles comments regarding the Conservation Easement Model and forward their thoughts to her and Mr. Boling.

Other Business

Town of Washington Beach:

The members of the Conservation Commission looked at the Landscaping Plan for the Town of Washington Beach, by Dirk Sabin, Landscape Architect, dated 6/23/09. They discussed the proposed planting plan at length. Ms. Payne stated she would talk to Selectman Lyon regarding the recommendations and concerns of the Conservation Commission with regard to this plan.

Route 45 –Retaining Wall Reconstruction:

Mr. Boling stated he attended the meeting with the State Department of Transportation regarding the reconstruction of a retaining wall on Route 45 between the Town Beach and New Preston Village. He asked the D.O.T. if there was any consideration given to include a pedestrian and bike access along this section of road. The D.O.T. stated that they had not considered it. Mr. Boling asked what the life span of this structure would be. The D.O.T. replied that it has an estimated life span of fifty to seventy-five years. There was a discussion as to how a foot/bike path could be accommodated on such a narrow road. The C.C. agreed Mr. Boling should draft a letter requesting that a foot/bike path be considered.

It was agreed the Conservation Commission would not have a meeting in August and reconvene September 2, 2009.

Motion: to adjourn by Ms. Payne.

Ms. Payne adjourned the meeting at 6:40 pm

SUBMITTED SUBJECT TO APPROVAL,

Respectfully submitted,
Shelley White
Land Use Clerk