

July 11, 2007

Present: Chairperson Susan Payne, Kelly Boling, Linda Frank, Phillip Markert

Guests: Mark Picton, Paul Szymanski

Chairperson Susan Payne called the meeting to order at 5:05PM.

Motion: Approval of the minutes from the June 6, 2007 meeting of the Washington Conservation Commission. Linda Frank made a motion to approve the minutes of the June 6th meeting. Kelly Boling seconded the motion and it passed unanimously.

Conservation Easement discussion with Mark Picton

Mark Picton, Inland Wetlands Chairman, remarked that he has heard a few times from the Conservation Commission that wetlands do not need to be included in Conservation Easements because they are already protected. Mr. Picton brought with him two Notice of Violation reports from the Inland-Wetlands Enforcement Officer. He read these two reports to the Commission to illustrate that having regulations does not automatically protect the wetlands.

Mr. Picton also read a memo from Marguerite Purnell regarding Conservation Easements. One of her comments stated that if a conservation easement could include the wetlands it would be more protective of the wetlands.

The members discussed Ms. Purnell's memo with Mr. Picton. Kelly Boling said that all of the members were in favor of protecting the wetlands. He suggested a meeting with Planning and Inland-Wetlands; stating it would be beneficial if, philosophically and procedurally, the Commissions could all be on the same page.

Abella Subdivision: Paul Szymanski represented the applicants. He gave the Commission a copy of a letter from Land-Tech asking for certain details to be added to the plan. Land-Tech does not feel there will be any adverse impact on the site.

Susan Payne asked what had changed since the Commission first saw this application. Paul Szymanski explained that a neighbor is concerned about a watercourse eroding on his property and is worried that in the future there may be an activity near the wetlands which might increase this erosion; so the plan is now delineated to show that any natural flow of water will be under a Conservation Easement.

Paul Szymanski noted they are giving 35% of the parcel as open space and in addition are thinking about adding a 50ft buffer. The members discussed the buffer area and decided a motion should be made in support of the buffer.

MOTION: To recommend that the conservation easement boundary, as proposed by Paul Szymanski, be accepted to satisfy the open space set-aside requirement of the Abella 3-Lot Subdivision, 44 Scofield Hill Road, with the proviso that a 50ft strip on the western boundary along lots 2 and 3 be included in the open space area. By Kelly Boling, seconded by Phillip Markert and passed unanimously.

George Mack property, 41 Buffum Road: Paul Szymanski discussed this application with the Commission. He explained that originally, Mr. Mack was to receive this property for 'no consideration'. Now, he is receiving the property 'for consideration'; so open space will be required. The open space they

are proposing is a 200 to 400ft area along Buffum Road, so nothing can be built there. The open space area would also include the white pine grove. Susan Payne asked how many acres would be included in the open space area. 2.76 acres. After some discussion, she asked the members if they were agreeable to this open space proposal. They were.

MOTION: To accept the proposed open space set-aside for the Brown Subdivision, 41 Buffum Road, of 2.76 acres(+/-) which includes white pines and buffers scenic Buffum Road. By Linda Frank, seconded by Susan Payne and passed unanimously.

Young Elliott's Farm, 110 Calhoun Street: Susan Payne noted this was approved by Planning. They will be able to put an orchard in the upland swale because historically there was an orchard in that spot. A final easement map is still needed.

Aragi, Woodridge Estates, 9 Wilbur Road: The members discussed the plans which show proposed open space along Birch Hill Run. Linda Frank said this property had been offered to the Steep Rock Land Trust at one time, but it was declined. Kelly Boling recommended the Conservation Commission should ask that the open space set-aside area include the 50ft structure set-back area along the western boundary of Lot 8, as delineated on the Woodridge Estates subdivision map by CJOJ LLC, dated June 25, 2007; with the consensus of all the other commissioners.

David Thompson proposal to plant trees in upland review areas: The members agreed Mr. Thompson has a good idea but since the property in question is privately owned, they feel the best plan is for him to speak with the property owners. Linda Frank suggested something could be put in the Town Newsletter informing residents where they could go for help with water runoff problems. There are probably brochures available from the Litchfield County Conservation District.

Proposal: The members discussed the importance of the Land Use Commissions working together. Kelly Boling suggested the chairmen of the various commissions could meet, identify the things important to each commission - then find ways to work together. Linda Frank suggested finding out what other towns are doing. Susan Payne said she would speak to the First Selectman about this idea.

Meeting adjourned at 6:35PM.

Next scheduled meeting of the Conservation Commission is August 1, 2007 at 5:00PM.

Submitted subject to approval,

Martha T. Shade, Secretary