

July 12, 2007

Open Space Committee

Present: Susan Payne Chairperson, Patte Doran, Rick Distel, Phil Markert, Charles LaMunier, Joann Caldara

The meeting was called to order at 5:00pm.

Motion: to accept the minutes from the June 14, 2007 meeting of the Open Space Committee with the following corrections: on page two under Ridgeline Protection, fourth line should read *has bought some of the development rights* eighth line replace Saunder with *Sonders* **was made by Susan Payne , seconded by Phil Markert , passed unanimously.**

Cell Tower Update: Susan Payne told members there was an application for a proposed cell tower at 425 Litchfield Road in the Northville section of New Milford, on a 20 acre parcel. She stated that Washington may file for intervener status in the Northville cell tower application. Ms. Payne went on to say that with this proposal in Northville the coverage may overlap with the proposed New Preston sites. The final siting council meeting for the New Preston applications was on Tuesday July 10, 2007, documentation may be received until August 9th. They will be writing a letter summarizing the survey information and include information taken from the 2003 Town Plan of Conservation and Development and the Natural Resource Inventory Report. Susan went on to say that legislation was passed that applications must take into account zoning regulations, she's glad the Zoning Commission left their regulations in tack. Members spoke about the possibility of putting a cell tower on the "old Moore" property; problems with this area are it is more densely populated and has power lines running through it. Phil Markert felt the cell tower range was about 3 1/2 miles, there would still be gaps in coverage. Mr. Markert asked if Verizon gave any "Master Plan" for their cell tower locations. Ms. Payne answered that they were not forthcoming with long range plan.

Historical District in Marble Dale: Rick Distel handed out a short "Resident Survey" which was designed to gauge interest in creating a Historical District in Marble Dale. Rick will send the survey to individuals, if he receives positive feedback he will move forward. Charles LaMunier felt that people should know the limitation/restrictions for a Historical District. Members suggested a few revisions to the survey; Rick will make a few changes to the survey and then send it out.

Susan Payne spoke about new legislation that allows towns the option to abate property taxes for Land Trusts; the towns would have to adopt this through an ordinance.

Charles LaMunier is concerned with state regulation changes that decrease wetlands protection and limit Wetland Enforcement Officers access to properties.

Ridgeline Protection: Susan Payne referred members to the Town of Kent website for information on ridgeline protection and the village district. Joann Caldara noted that the Town of Salisbury has good examples also.

Rick Distel left at 5:05pm.

"Old Moore" property on Route 2002: Susan Payne felt that the Selectmen wanted a "flag bearer" to move forward on this property; both Open Space and Housing were not interested. The parcel might be good for preservation but development of the site would be expensive. Charles LaMunier would be interested in what information Betsy Corrigan has on the flora, fauna and habitat for the parcel.

Susan Payne would like members to familiarize themselves with Zoning, Planning and Inland Wetland regulations, so that any changes that might be suggested are compatible to existing regulations. Joann Caldara felt that communication between commissions would make the goals the same. Charles LaMuniere added that some of the Land Use commission regulations have state mandates.

Charles LaMuniere left at 5:30pm.

Phil Markert felt that the current regulations may not address today's issues. Mr. Markert suggested asking an expert to help out with proposed changes. Patte Doran felt that having the chairs of the commissions meet would help also. Phil Markert felt that the commissions follow the regulations, deal with the regulations and are not looking into changes.

Members decided to cancel the August 9th meeting and will meet again on September 13, 2007 at 4:00pm.

Adjourned at 5:45pm.

Submitted subject to approval,

Pamela L. Osborne, Secretary