

September 3, 2003

Present: Susan Payne, Joseph Gitterman and Phillip Markert

Alternates: Linda Frank, Diane Dupuis

Members are asked to call Susan Payne at home (868-9348) if they are unable to attend a meeting.

Susan Payne, Chairman, called the meeting to order at 5:05PM; seated the Regular Members and Alternates Linda Frank and Diane Dupuis.

MOTION: Approval of the minutes from the August 20, 2003 meeting of the Washington Conservation Commission. Joseph Gitterman made a motion to approve the minutes of the August 20th meeting. Linda Frank seconded the motion and it passed unanimously.

Referrals from other Commissions

Erbs /51 Sunset Lane - 4 lot subdivision

Ms. Payne reported that Chris Charles and Kelly Boling have been working with the Erbs on how to configure the property. They may recuse themselves from any discussions on this project. Mr. Gitterman asked why this was before the Commission again. Ms. Payne replied that this proposal is before the Planning Commission - it is a sub-division. The members need to have another look at the plans and decide if there are any comments that need to be formally submitted to Planning. Also, there will be a big chunk of open space and the question has been - what use is it and how to access it.

The members studied and discussed the drawing. They agreed that, by law, they cannot demand public access, but thought the conservation easement should include a condition that the Commission have access to monitor the open space through lots 1, 3 and 4, since the Town has a right to monitor on an annual basis with proper notification to the property owner. In addition, the Commission would request (from the property owner) a full survey with metes and bounds, full baseline documentation and require that the lots be marked with metal stakes.

Mr. Gitterman wanted to know if it would be proper to request the open space lot be the one next to the road (lot#2) in order to have easier access and avoid having another house built next to the road. He added, the proposed open space is land locked and inaccessible, cannot be seen by anyone but the neighbors and does not benefit the town. Mr. Markert said if the open space remains where it is proposed on the plans, the town should insist on full access. Ms. Frank noted that there are a lot of preserved properties that do not have public access, such as some in Steep Rock.

Ms. Payne reiterated the preference of the Commission to have the open space land on Lot #2. She asked if the members would like to have someone from Planning come to the next CC meeting to discuss this project. They decided that would be a good idea before any formal comments are put in writing. Ms. Payne said she would speak with Mr. Bender.

The members all agreed they should go on record about their thoughts on this project. Ms. Frank commented that this project does not preserve the rural character of the area.

West Church Hill Road Conservation Easement

Ms. Payne reported CL&P has responded to the request to move the pole. The cost would be billed to the property owner at a minimum of \$3500. The owner will ask if CL&P could move only the support cable.

If not, the owner will ask if the town could pay for moving the pole, or maybe move the driveway to the other side of the pole which would put it slightly in the conservation easement. Ms. Payne asked all the members to go and take a look so the Commission can work with the property owners to solve the problem. They discussed briefly the need to be consistent in their decisions.

Monitoring of Town Properties

Linda Frank reported she would be meeting with the teacher at the Middle School in the next couple of weeks. In addition, she will touch base with The Gunnery.

Subcommittees

Canoe Brook - Remove Linda Frank's name and replace with WEC. Susan Payne referred to a newspaper article about a Roxbury IWC meeting where they discussed a material similar to rip rap that keeps soil in place. Perhaps this could be useful along Canoe Brook.

Cell Tower Update - No new information.

Data Management - No new information.

Flora & Fauna - No new information.

Greenway - Susan Payne said a workday has been scheduled for Sunday, September 21st at New Preston falls. Will be working on a greenway loop in New Preston this winter.

Land Use - There will be a meeting later in September.

Road Discontinuation - Kelly Boling attended a meeting. Report later.

Scenic Roads - Susan Payne brought an article from the Republican-American on scenic roads. To be voted on at the October Town Meeting.

Water Resources - No new information.

TPOCD

TPOCD will be presented at a public meeting on October 29th. At the regular Planning Commission meeting in December it will probably be approved.

Ms. Payne handed out a paper on the acquisition of open space land which will be discussed at the next meeting on September 17th.

Meeting adjourned at 6:30PM.

Submitted subject to approval,