

November 4, 2010

Minutes are subject to the approval of the Board of Selectmen.

Present:

First Selectman Mark E. Lyon, Selectman Nicholas N. Solley.
Tony Bedini, Steve Wadelton – Inland Wetlands Commission;
Dick Carey – Planning;
Polly Roberts – Zoning Board of Appeals;
Alison Gilchrist, Allen Kerr – Historic District Commission;
David Owen – Zoning Commission;
Kelly Boling, Phil Dutton – Conservation Commission.

Call to Order:

First Selectman Lyon called the meeting to order at 7:04 p.m. explaining that there was no “formal” agenda other than having the opportunity to update and discuss the various Commission’s current projects, ideas, concerns, etc.

First Selectman Mark Lyon updated those present on:

Texaco Station:

currently contaminated soil being removed in order for the owner to be able to sell or develop. Prime real estate in the Depot.

Floodplain mapping project:

contour mapping of a portion of the Shepaug River– first step in floodplain analysis - will be awarded at the next Selectmen’s meeting. Once the completed, the maps will be compared to the FEMA maps of the same area for any discrepancies. Results will be available to all commissions as well as others who may be doing work in the Depot.

Proposed Cell Tower:

Since Verizon’s initial contact with the Town expressing interest in having a cell tower on Town property behind the Highway Department on Blackville Road, the Board of Selectmen and the Cell Tower Committee have been researching implications, pros and cons, etc. As much information as possible is being gathered prior to signing a lease. Two balloon floats have occurred simulating towers at 110 and 130 feet. In addition to Verizon, AT&T and T-Mobile are interested in co-locating on the tower. An RF engineer has been hired and reviewed information provided as well. A meeting will be scheduled in the not-too-distant future to discuss potential issues in the lease and what steps should be taken to move forward. There was general discussion about the height of the tower, placement on higher terrain, potential for more towers etc. Mark explained that the goal with the current tower proposal is to have the best coverage for the largest area, especially in the Depot, with the least visual impact.

Old Town Garage Site and Material Storage:

Phil Dutton inquired about the old town garage site, complimented the moving of materials from there and asked about the new town garage site’s potential for storage and the possibility of expanding onto the Wyant property by purchase. Mark explained the steps that have been taken at the Titus Road site, the recent Zoning Commission approval to construct material storage bins at the new town garage site and the Town’s wish to keep the door open for the future negotiations for possible purchase of the Wyant property.

Selectman Nick Solley is working with the Trustees of Bryan Memorial Town Hall on:

New PA system

that would allow for better audio in the Main Hall can be used for power point presentations, movies, recording of meetings etc.

New and improved lighting on Town Hall grounds:

estimates are being solicited from area electricians. Tony Bedini suggested working with CL&P who he believes has incentives for new LED lighting. The Selectmen will contact our representative at CL&P to inquire.

COMMISSION REPORTS:

Inland Wetlands Commission:

Tony Bedini reported that there is a full commission with regular and alternate members. The new alternate members have been enthusiastic, attending training, site walks and involved in meetings. More than 50% of their workload appears to be violations, especially around Lake Waramaug. Working with the Task Force has been helpful and a sub-committee is working on guidelines/regulations regarding walls around the Lake. There was discussion about the “teeth” the Commission, and other Commissions, have to enforce their regulations. IW fines have been increased which seems to have helped somewhat. The Commission feels it needs to balance its regulations and allowing property owners to do things on their property. There are always some who will ignore the regulations no matter what the penalty. Tony and Steve Wadelton spoke of a group of Land Use attorneys that are willing to come and speak to Commissioners, discuss statutes, enforcement, etc. They have attended such a conference and found it very helpful. Will work on scheduling this.

* Conservation Commission:

Kelly Boling reported this Commission is working on the update to the Town’s Plan of Conservation and Development. Discussion of village centers, conservation of open space, etc. David Owen explained that the Zoning regulations were changed a few years ago to allow for more dense development in the Depot but this has not resulted in any further development. Economics play a factor. General discussion of a municipal sewage facility in the Depot – current POCD does not allow for it. This would be a large financial step and ongoing expense especially if the development did not occur that would make it necessary. There is a vacancy for an alternate.

Planning Commission:

Dick Carey spoke of the importance of the stability of the economy and the need to be realistic when planning for future development. There has been a recent pattern of businesses coming and going. Research is critical when writing a master plan and the need not to be “whimsical” and not to “dream” too much. There are also restrictions already in place that need to be researched, especially in the Depot. For example – no part of the Washington Supply property can ever be residential - by filed deed. Dick also asked the Selectmen to address the number of abandoned roads in Town that have not been formally discontinued. He foresees potential problems if a property off these roads is developed and the possibility that the Town could be asked/made to maintain. Economic Viability Study: Allen Kerr, Phil Dutton and others discussed the importance of doing this siting examples of internet shopping, mall shopping, etc.

Zoning Commission:

David Owen reported that Zoning and Zoning Board of Appeals have been working on suggested regulation changes.

Zoning Board of Appeals:

Polly Roberts explained this Commission has been dealing with the usual business – set backs, lot

coverage, noise generating equipment. Polly cautioned against having people apply for a “special exception” to expand a non-conforming structure which relieves their need to prove hardship. There are times when this applies but the Commission would not want to see it’s used abused. There is a vacancy for an alternate.

Historic District Commission:

Alison Gilchrist reported that this Commission has been working diligently on notifying property owners in the Districts, particularly new owners, of the regulations. There have been several large applications, which have been challenging. Historic District is also interested in the discussion of enforcement, etc. The future of the Stuart farm in the Calhoun District is worrisome. There is a vacancy for a full member.

Adjournment:

The meeting was adjourned at 8:55 p.m. as there was no further business for discussion.

Respectfully submitted,

Mary Anne Greene

Selectmen’s Secretary