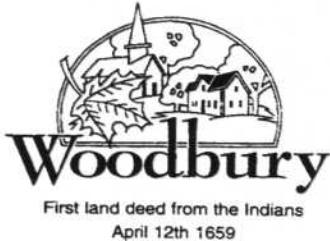


TOWN OF WOODBURY

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TROLLEY BED PLANNING COMMITTEE REGULAR MEETING MINUTES Monday, June 13, 2016 7:00 p.m., Senior Center

Members Attending:

Nancy Bailey	Ron Taurik	Chris Wood
Tom Ecsedy	Dave Taylor	
Terri Hale	Bob Travers	

Also attending: A. Milnor, A. Westerman, T. Anderson, B. Perkinson, K. Doyle, R. Walker, M. Petrocelli.

Meeting called to order at 7:00 p.m. All members were seated, a quorum was established. Chairman Travers referenced Section 8-21 of Connecticut General Statutes and Section 921 of the Town Charter, Conflict of Interest.

PRESENTATION BY ARTHUR MILNOR – Mr. Milnor, Flanders Nature Center and Land Trust Director, said he believes the Committee is very well representative of the Town's interests. He noted that there are many things going for the Reservoir Property, including history, archaeology, and natural resources, and it offers great opportunity for citizens within and outside of town to have an experience in Woodbury. He said it is important to note that the property serves as an eastern gateway to the Town, along with the Whittemore property (much like the Pond property on the western side), and should be understood and respected as such. There are now over one thousand acres of abutting greenway property protected in Woodbury; this also should inform how the land is used. Mr. Milnor commended the Committee for asking the community how they would like to use and manage the property. He said there are three general areas of consideration: recreation, education, and resource management. Recreation could be similar to the Whittemore, with diverse habitat, wetlands and trails to provide quiet contemplation. Low impact recreation (non-motorized) such as hiking, biking, and horseback riding may be possible. Flanders allows these activities as long as they do not pose any problems to the natural environment. He noted that the current trolley bed trail is ideal for walking and possibly other activities as it has a strong foundation. Other side trails could be developed for activities depending on their suitability. Mr. Milnor suggested that a short term goal would be to establish hiking trails, and a long term goal might be to connect through to the Whittemore and the Middlebury Greenway. Economic development could grow from such a connection. Birdwatching, fishing and boating could also be considered, although Mr. Milnor noted some challenges with access, liability, and invasive plants coming from boats being brought in to the property. Educationally, there could be opportunity for history and geology walks/talks, school groups and adult wildlife programs. Collaboration with local groups such as Flanders, Pomperaug River Watershed Coalition, Audubon and the schools would also be a benefit. Resource management issues could include developing maple sugaring, forest harvesting, Boy Scout camping and Eagle Scout projects. C. Wood noted that it would be important for the Town to synchronize goals with Flanders, the largest Land Trust organization in town. Mr. Wood asked if Flanders could provide any

guidance on how they deal with potentially conflicting uses, such as walkers/bikers/horses. A. Westerman (President, Flanders) said that Flanders has two strong areas of expertise that they would gladly share with the Town: stewardship and education. Flanders members could offer help in determining how to manage the property, although not necessarily the manpower to do it. They have done many land management plans that Flanders could share that would provide templates from which the Town could work. Chairman Travers asked if Flanders, under the right circumstances, would allow a greenway to pass through the Whittemore. Mr. Milnor responded that he personally thought it would be a wonderful idea, but that Flanders' Board of Directors would have to make that decision.

PRESENTATION BY TRACEY ANDERSON – Mr. Anderson is a neighbor of the Reservoir property on Scuppo Road. He presented some of the thoughts and concerns of the Scuppo Road neighbors. He said the main concern is parking. The neighbors are concerned that parking where the blacktop ends could damage the road and create problems with visitors turning around in driveways. They would like to see parking only on the north side (Old Sherman Hill) entrance. Mr. Anderson also noted that they were not in favor of horseback riding there, as his experience at Steep Rock suggests this could be very hard on the trails. The neighbors would not like to see any gas or electric-powered vehicles, and that the property should be kept pristine as possible. Hand-powered wheel chairs could work on flatter terrain. They would not like to see dirt roads made vehicle accessible. They agreed with mountain biking, but not swimming. Mr. Anderson also noted there were many dead trees along the gravel part of Scuppo Road that could need attention. He asked if neighbors would be able to cut and/or remove firewood. He also asked how sap would be hauled out if sugaring took place. R. Taurek asked if it wouldn't be better to have multiple access points. Mr. Anderson said that, while that made sense, the neighbors were concerned about traffic and road condition on Scuppo. He said he agrees with Mr. Milnor that slow, easy development of property uses was wise. Chairman Travers asked if there were any areas that would be plausible for parking access on Scuppo Road. Mr. Anderson said that the two areas cars park now are at the end of the blacktop and on the upper curve. There are two other gates but they are probably not good for general access. He asked if there is indeed access on Middle Quarter Road. Chairman Travers answered that the property is not owned by the Town there, but there is a deeded easement for access to Town land adjacent to the Reservoir property. M. Petrocelli asked where the parking would be on Middle Quarter Road; R. Travers said this is undecided, but there may be some good options. T. Hale asked if the places on Scuppo Road where people are currently parking are on private land or Town land. Mr. Anderson said the south side is private, the north side is currently owned by Aquarion and would be Town land. C. Wood said parking on both sides is likely within the town-owned road easement/right-of-way.

MEMBERS' TIME – Chairman Travers noted there are three more presentations on the calendar, including D. Leavenworth on June 27th and Aaron Budris from Council of Governments in July. N. Bailey passed out a list of her concerns/issues as discussed last meeting and noted that her main issues were related to safety, such as trail markings and maps.

CORRESPONDENCE – Chairman Travers discussed a draft easement from the DEEP that was sent to members; he noted that this is not the final contract, but it has the State restrictions likely to be in the purchase agreement. He noted that the statement about no parking lots could be a problem; discussion ensued regarding how this would affect establishing parking on nearby Town-owned land. This may need additional review and possible alterations in wording in the purchase contract. Mr. Travers also noted that some activities such as beekeeping and sugaring could be problematic in light of a clause that restricts commercial activities. D. Taylor noted that foresting for thinning is specifically excluded from that clause. T. Hale asked if use or removal of the product (wood) would be restricted. These questions will have to be answered in the purchase agreement process.

T. Ecsedy asked if a greenway would require paving; R. Travers said this can be brought up at the next presentation which will discuss greenways. C. Wood said many greenways are not paved. Chairman Travers noted that there would likely be no interest in paving on this property. D. Taylor said that the DEEP grant application included much the same wording as the DEEP restrictions for use, so he had no problem with it. C. Wood noted a passage about the Town having the right to manage endangered species; that may need clarification. He also noted DEEP classifies hunting as an allowed passive activity. R. Taurek asked if other towns had done this process and how they dealt with specifics such as establishing parking. Chairman Travers said the negotiators of the final agreement could be asked to reword to address some of these issues. C. Wood also noted the passage about waste management and asked if this includes horse/dog droppings.

MINUTES – C. Wood moved to accept the May 23 minutes; R. Taurek seconded. Unanimously accepted. R. Taurek moved to accept the June 5 minutes; C. Wood seconded. Unanimously accepted. Chairman Travers noted that he mentioned Middle Quarter Road access during the walk and included a note in the minutes, but that more detail was available.

PRIVILEGE OF THE FLOOR – Mr. Walker asked about the Middle Quarter Road access and how it relates to the South Brook-owned open space. Chairman Travers presented a map that showed where the proposed acquisition property abuts Town owned property of about 46 acres, which in turn abuts the South Brook open space. The Town owns an easement across the South Brook open space in order to access the currently owned Town land. This is where the Reservoir property would be accessed via Middle Quarter Road. Mr. Walker asked if he could be put on the presenter schedule; Chairman Travers agreed. K. Doyle said she thought that the forty-plus acre Town parcel was part of the “Hitchcock” property acquired when Ms. Campbell was in office as part of the Spruce Bank acquisition. She also said she interpreted the DEEP restrictions as allowing agricultural uses, which should include beekeeping or sugaring and that these activities may even have been in the grant application. Mr. Travers said he will clarify. Ms. Doyle added that when she read the South Brook easement it seemed fairly restrictive, and that perhaps restrictions on abutting properties should be reviewed for consistency when determining uses for the Reservoir property so as not to create problems in the border areas. She also noted that the South Brook easement does allow hunting, although only for environmental reasons and by special permit from the Town.

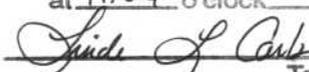
ADJOURNMENT- T. Hale moved to adjourn, seconded by R. Taurek. Meeting adjourned at 8:15 p.m.

Respectfully Submitted,



Linda G. Kaelin, Clerk

RECEIVED & FILED
IN WOODBURY, CT

This 15 day of June 20 16
at 11:04 o'clock A M

Town Clerk