

# TOWN OF WOODBURY

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First land deed from the Indians  
April 12th 1659

## TROLLEY BED PLANNING COMMITTEE REGULAR MEETING MINUTES

Monday, June 27, 2016

7:00 p.m., Senior Center

### Members Attending:

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

Also attending: D. Leavenworth, T. Anderson, K. Doyle, M. Petrocelli, L. Peters.

Meeting called to order at 7:00 p.m. Six 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 DICK LEAVENWORTH** – Mr. Leavenworth, long-time resident and member (and former Chair) of the Conservation Commission, explained that the Reservoir Property was listed as the number one priority for preservation when the Conservation Commission was first asked to prioritize open space in the 1960's. He detailed the history of the water companies that have owned the property and how the purchase agreement eventually came to its present state. Mr. Leavenworth noted that all along, the people involved have touted the natural beauty of this property. He said the most immediate use could be use of the existing trolley bed as a walking trail, as it would require little in the way of improvements to make it safe and accessible. He spoke about drainage issues, and said there may be some past history of quotes for fixing these problems. He also added that benches along the main trail and perhaps a picnic table/bench area at the reservoir would be desirable. Mr. Leavenworth said he would not recommend trash receptacles in the interior of the property, and that those using the property should be encouraged to pack out their trash. Receptacles could possibly be located at the entrance and exit (Old Ben Sherman Hill and Middle Quarter Roads). Mr. Leavenworth commented on possible parking options. There is currently space for about six cars at the upper parking area, plus the possibility of parking on Trolley Bed Road, which could be closed off to traffic since Tuttle Road extension brings traffic from route 64 to Old Ben Sherman Hill Road. There is parking space for about three cars at the lower (Middle Quarter Road) parking area, but there is a possibility that the new owner of the Carmen Anthony building could be approached to negotiate some parking at the back of that lot. He said he did not recommend parking areas be established in the Scuppo Road area as the road is narrow and close to residences, and the upper gated entrance there has a steep grade subject to erosion. He said there could possibly be an entrance at the lower gate where Aquarion has an easement to reach their water tank, but that would have to be researched, as well as what easements the Town would have over the small piece still owned by Aquarion. Mr. Leavenworth said he does not favor any motorized vehicles, except access for emergency vehicles and minimal maintenance. Mr. Leavenworth explained that the pond is fairly delicate. The dam was breached about twelve years ago, and the water level went down two-thirds of the way. Then beavers came in and built dams which raised the water level almost back up. He

voiced concern about dogs off leash causing damage to plants, habitats and wildlife. He also noted that problems from dogs, including off-leash behaviors and droppings, which are seen at the Three-Rivers park, would be very detrimental to the reservoir area. He felt that allowing boats could also be detrimental to the pond system. Fishing could be allowed, but should be restricted to a few designated areas so as not to damage the shore vegetation and animal life. He explained that the water company used to mow the grassy areas around the north side of the pond, but they now grow high and provide nesting areas for birds. He does not advocate replacing the dam as it would be very expensive. He questioned whether there was a sufficient density/quantity of sugar maples for sugaring. Mr. Leavenworth also said the property was not just a park or open space, it should be given a title of Preserve or Sanctuary to indicate the importance of preservation. He said he did not have enough knowledge of the species on the property, but that more research should be done. He recommended that no fires be allowed, and that bikes should be only on designated trail areas. He noted that he would be very saddened to see any paving on the property. He would like to see the property maintained in as natural a state as possible, and that uses should start slowly and lightly. Questions - T. Ecsedy asked if Mr. Leavenworth knew what the cost would be for drainage repair; Mr. Leavenworth replied that he did not, but there may be information in Town files from a study done in years past. Some discussion took place about the Aquarion water tank, and the ownership and easements surrounding it. More information is needed, said Mr. Leavenworth, suggesting the survey by Aquarion would show more detail. T. Anderson cautioned that bears are in the area and could be a problem if trash receptacles were used. K. Doyle asked how deep the pond is; Mr. Leavenworth said it is about 3-4 feet of water and 6-8 feet of soft mud. Ms. Doyle asked if skating would be possible. Mr. Leavenworth said he skated and ice-fished there as a boy. N. Bailey asked how parking could be kept off of Scuppo Road. Mr. Leavenworth said that perhaps having more parking in the other areas would alleviate the Scuppo Road parking. He also said that monitoring and limiting access at that point would help. T. Ecsedy asked if Mr. Leavenworth had ideas on how to connect the two parcels (the reservoir piece and the Tuttle Road piece) with a safe crossing over route 64; Mr. Leavenworth said the Dept. of Transportation should be consulted.

**OLD BUSINESS – DEEP EASEMENT DRAFT** – Chairman Travers distributed and reviewed some e-mail conversations with Attorney Paul Jessell regarding the easement. He said he feels that the responses indicated that the State will be reasonable in negotiating some changes or clarifications to the final easement. Several changes should be requested to protect the Town interests.

**PARCEL #2 WALK** – Chairman Travers asked if members would like to walk the second, smaller parcel that borders the Whittemore Property. A walk was scheduled for Sunday, July 25<sup>th</sup> at 9 am, to meet at the Sherman Hill parking area.

**MEMBERS' TIME** – T. Hale said suggested it would be helpful to have a document from Flanders about their uses of the Whittemore Property, and she has contacted A. Milnor to see what he could provide. C. Wood said he also contacted Mr. Milnor for a management plan example. N. Bailey said she recommends asking G. Whan and D. Terry, who are involved in the Land Management Committee for Flanders, to attend a meeting; Chairman Travers agreed. N. Bailey said she would like to know about the surrounding properties, especially Town owned but also any easements or other pertinent issues. C. Wood said the Town Planner's Office should have that information in map form, and COG should have regional information. Chairman Travers said he will follow up. T. Ecsedy asked if a representative from Steep Rock could be invited to speak about managing horseback riding, bikes, dogs and walkers. Chairman Travers agreed; T. Ecsedy will follow up. C. Wood also suggested the Committee speak with R. Lamothe about issues involving Public Works, such as parking, trash, and drainage repair to get his ideas. Chairman Travers and C. Wood will

follow up through the Selectman's Office. N. Bailey showed a photo of an idea from Topsmeade for helping to encourage cleanup of dog waste.

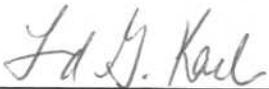
**CORRESPONDENCE** – No new correspondence. Chairman Travers noted maps from Mr. Budris (who will speak at the next meeting) had been distributed.

**MINUTES** – C. Wood moved to accept the June 13 minutes; seconded by N. Bailey. D. Taylor requested a change under Correspondence from "D. Taylor noted that foresting for thinning is specifically excluded from that clause" to "*D. Taylor noted that silviculture is allowed under another section (2.a) and this would allow thinning for forest management.*" C. Wood revised his motion to include the amendment. Minutes approved as amended 6-0.

**PRIVILEGE OF THE FLOOR** – K. Doyle said that handicap access should be considered in appropriate areas, and that motorized wheel chairs were not considered motorized vehicles by the State. She also said she would like further clarification on what "commercial activities" covered, as she was not certain that such things as fundraisers or Park and Rec camps would fit under this type of easement restriction from the State. She said she feels that as the State is tasking DEEP to find more funding sources, the Town should have ability to bring in revenue that would be put in a restricted "special revenue" fund for the purpose of maintaining the property. Ms. Doyle said she would write up and submit her recommendation. She also noted that technology could be incorporated in ways that would encourage young people to hike the property, such as apps or electronic reporting of maintenance conditions. She also said she would hope that the smaller property would be closed temporarily for use until it was sure to be properly protected, and that use of that property be slowly implemented.

**ADJOURNMENT**- D. Taylor moved to adjourn, seconded by T. Ecsedy. Meeting adjourned at 8:21 p.m.

Respectfully Submitted,



Linda G. Kaelin, Clerk

RECEIVED & FILED  
IN WOODBURY, CT

This 29 day of June 2016  
at 1:55 o'clock P M  
  
Town Clerk