

Town of Woodbury
Conservation Commission
281 Main Street South
Woodbury, CT 067989

WOODBURY CONSERVATION COMMISSION
REGULAR MEETING MINUTES
JANUARY 26, 2017

Members in attendance:

L. Peters D. Taylor
J. Sherman J. King
D. Leavenworth

Members absent:

S. Hobson
G. Madsen

Also attending: K. Doyle.

Chairman Taylor called the meeting to order at 8:04 am. A quorum was established.

Minutes – L. Peters moved to accept the December 15 meeting minutes, seconded by J. Sherman. Minutes unanimously approved.

New Business –

Aquarion Property Update – Chairman Taylor announced that the public discussion of the Trolley Bed Planning Committee final report would be held at the Senior Center at 7:00 pm on Monday, January 30.

Earth Day Planning – Chairman Taylor requested that planning begin for the April 22 event at Hollow Park. He distributed some notes from last year regarding items that are needed. L. Peters will follow up on a possible logo idea for an identification banner.

CLCC Conference – Chairman Taylor asked if any members were interested in the annual conference of the CT Land Conservation Council, which will be held on March 18 at Wesleyan. Registration begins in February, and can be done by contacting Anne Firlings in the Land Use Office. D. Leavenworth said this conference draws very good speakers on current issues, with about 40 sessions available.

POCD Planning Update – Chairman Taylor referred Commission members to pages 33-34 in the last Plan of Conservation and Development, which concerns land use goals and recommendations. He asked for any feedback on these issues and noted that he would like to get the Conservation Commission input in early to the consultants so it will be considered fully. He suggested that a definition of open space and of protected vs. unprotected open space be included. He would also like to consider whether to make recommendations regarding acquiring larger/priority land areas rather than smaller developer offered pieces, and whether fees-in-lieu of open space should be considered. J. Sherman distributed a list with some open space thoughts presented by S. Hobson. He also had a spreadsheet from Colchester with an analysis of open space fiscal value vs. residential development. J. Sherman suggested that some of this information could be developed for Woodbury. L. Peters asked if open space funding through an annual tax contribution should be included in the POCD, as it is currently (but is not currently being done). D. Taylor will discuss financial analysis with the Selectmen. D. Taylor also asked if there should be a priority acquisition list, and if there are open space areas that are unprotected that need to be protected (such as Nonnewaug Falls).

Old Business

Open Space – D. Taylor said the Open Space Inventory is complete and is undergoing final reviews for entry by COG into their database. Large and small maps will then be produced, hopefully in time for Earth Day. He stressed the importance of having a process going forward to capture new information into the Inventory; currently there is no such process. Discussion took place on a new Land Use Office software being implemented, and whether anything could be coordinated through that software for updating the inventory on a regular basis.

Quarterly Newsletter – Chairman Taylor asked if a newsletter could go out before Earth Day so it can be distributed there. The ideas from S. Hobson about open space should be included, especially how families can contribute by actions taken in their own yards. J. Sherman and D. Taylor will meet to move this forward.

Low Impact Development – Chairman Taylor suggested that LID being incorporated into Woodbury's Land Use Regulations should also be included in the POCD. S. Hayden from the Northwest Conservation District spoke at the Joint Land Use Meeting about a model regulation/methods manual from the town of Plainville. Chairman Taylor said the Conservation Commission should support the Planning Commission in tying Mr. Hayden's information into the Planning and Zoning regulations.

Invasive Plants – no current update.

Nonnewaug Falls – no current update.

Member Time – L. Peters reported that there were no Zoning Commission meetings since the last Conservation meeting. J. Sherman said that the two public hearings with Inland Wetlands are still open. D. Taylor said he attended the walks on both the Dollar General and the Marketplace properties. He noted that the building site for the Dollar General proposal was not where he thought, and that it was planned over a drop-off toward the back of the property. All the questions still exist about past dumping activity. Test wells may be dug. At the Marketplace property, the applicant has reduced the number of requested parking spaces and is requesting that part of the rear hill where there is an old foundation be removed, and that a second exit be included. There are still questions about the original conservation easement, which was in the original approval by Inland Wetlands but was not properly recorded in the land records. The applicant is requesting a change in the easement. Chairman Taylor said he hopes that Inland Wetlands would come to the Conservation Commission for advice if a change is proposed. L. Peters noted that she felt that the Inland Wetlands Commissioners were concerned about the precedent of changing established easements.

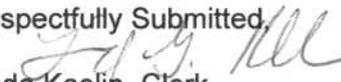
Correspondence – Chairman Taylor received a folder from First Selectman Butterly about several properties being offered for sale to the Town. The Sherwood property on South Pomperaug Ave. is 13.8 acres that abuts O&G and Town property, and it also can provide access to Castle Rock. Current access to this area is limited. Chairman Taylor would like to walk the property if weather permits; he will try to arrange this with the Selectmen. He also noted that this piece could possibly provide some access for a Riverwalk. He said he would like to do an abbreviated assessment of the property similar to those done by Flanders Land Trust. A map of the Heaven property on Jack's Bridge road was perused. Reviews of this and a third property will be put on the next agenda so Commissioners have time to review.

Privilege of the Floor – K. Doyle said she has heard around Town that some people think the Town should take care of the land we have first before looking at more acquisitions. She said that speaks to the need for management plans. She suggested that the Earth Day open space maps contain, maybe on the back, information about open space benefits. Ms. Doyle spoke about the new Land Use software, and whether previous data would be backloaded or just new information entered. She said more information on the software should be explained to Commissions. She suggested that some of the open space information might be able to be gathered via this software, but she was not familiar enough with it to know. Chairman Taylor will find out more information about it. Ms. Doyle also asked if putting in LID requirements that create larger open space pieces as part of development applications may change the discussion of fee-in-lieu.

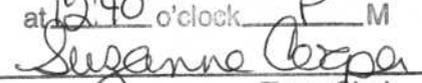
January Agenda – Earth Day Planning, Open Space properties review.

J. Sherman moved to adjourn; seconded by L. Peters. Unanimously approved.
The meeting was adjourned at 9:20 a.m.

Respectfully Submitted,


Linda Kaelin, Clerk

RECEIVED & FILED
IN WOODBURY, CT

This 27th day of Jan 2017
at 12:40 o'clock P M

Suzanne Cooper
Asst. Town Clerk