

**CONSERVATION COMMISSION  
REGULAR MEETING**

**MINUTES**

**June 17, 1999**

PRESENT

L. Tundermann, Chm.  
A. Siniscalchi  
S. Stoane  
J. Beatty  
J. Fortuna @ 7:40 p.m.  
K. Coley  
E. Lukens  
K. Humphrey  
M. Graves (student liaison)

STAFF PRESENT

J. Sipperly

ABSENT

J. Marhevka  
M. DeRosier  
M. Zimmitti  
J. Brawerman

A. Call to order

Chairman L. Tundermann called the meeting to order at 7:15 p.m. in Room 208 of the Municipal Building.

1. Roll Call

The roll was called and a quorum was determined. Everyone present is a voting member excluding the student liaison.

B. Minutes of May 13, 1999

Motion: to approve the minutes as presented.

moved by E. Lukens, seconded by M. DeRosier.

Discussion: A. Siniscalchi had several corrections as follows:

- Page 2, paragraph 2, after “neighbors”, add “and residents of the Westfield area”.
- Same paragraph, after “ridge”, delete “at” and add “allowing some logs to fall into”.
- Page 2, paragraph 3, after “situation”, add “and reminding him of the importance of the trap rock ridge legislation”. Also, after “practices”, add “; the proposed trap rock ridge protection regulations and the roles of the Conservation Commission in these matters”.
- Page 2, paragraph 4, change “Open Space Committee” to “Open Space Brochure Subcommittee” and change “book” to “brochure”.

approved unanimously with K. Coley abstaining.

## C. Officers and Committee Reports

A. Siniscalchi stated he was reviewing older agenda packets and made notes that some minutes were tabled due to comments made by J. Marhevka. He requested revisiting the minutes of the April 8, 1999, August 13, 1998, October 8, 1998, November 12, 1998 and September 12, 1998 meetings. J. Sipperly indicated he will conduct some housekeeping regarding these minutes.

L. Tundermann also requested a new membership list and A. Siniscalchi will check with J. Brawerman on her reappointment. A subcommittee list will also be prepared by staff.

## D. Old Business

### 1. Conservation Commission Open Space Brochure

This subcommittee met before this meeting tonight and E. Lukens reported that maps are being developed and the text is being rewritten. A comprehensive list of properties to be included in the brochure will be distributed at the next meeting for the Commission to review.

### 2. Trap Rock Ridge Protection Workshop

J. Sipperly read a memorandum he sent to W. Lee Osborne, Chairman of the Planning and Zoning Commission, regarding a workshop possibly scheduled for June 23, 1999. He reported that W. Lee Osborne conveyed to him that he is not going to continue as Chairman and that he and the Planning and Zoning Commission has other priorities.

L. Tundermann stated that the Commission can only speculate on how this item will be dealt with in the Plan of Conservation and Development. J. Sipperly further stated that a letter will be forthcoming from W. Lee Osborne. The consensus of the Commission members present was to wait to receive this letter.

### 3. Fees in lieu of Open Space

L. Tundermann reported that he had asked staff to look into the adoption of such a regulation. J. Sipperly handed out regulations he received from the Town Planner of East Windsor. These regulations are working well and have addressed most of the administrative difficulties discussed earlier between L. Tundermann and B. Warner. The Commission will read the regulations and staff will continue to look into other regulations. J. Sipperly will check to see how these regulations were adopted, either by city ordinance or by planning and zoning regulation.

Motion: that J. Sipperly send a memorandum to the Planning and Zoning Commission stating that this item is in discussion and is on the Conservation Commission agenda and that the Common Council and the Mayor's Office should be notified as well.

moved by E. Lukens, seconded by A. Siniscalchi.

approved unanimously.

## E. New Business

### 1. Changing Bylaws

L. Tundermann reported that the Commission considered changing the order of the agenda to hold the public forum earlier in the meeting. The bylaws were sent in the packet and discussion ensued. J. Fortuna stated that if members of the public were in attendance, the Commission always has the option of changing the agenda by voting at that particular meeting. He did not want it changed. The consensus of the members present was to leave the agenda as it is.

### 2. Comey Property

L. Tundermann reported that he was contacted by Gail Comey of Margarite Road, via R. Klattenberg, and that she is interested in selling sixteen (16) acres of her land to the City. Ms . Comey read an article about Middletown's open space purchases.

J. Beatty left the meeting at 8:09 p.m.

This property will be included and referred to the Open Space Subcommittee for review. J. Sipperly prepared a map showing the site location and topography.

### 3. C.G.S. (7-131)

J. Sipperly sent out copies of the Connecticut General Statutes section dealing with Conservation Commissions and their statutory duties. J. Pierce at the last Planning and Zoning Commission meeting attempted to confuse the Commission relative to the procedures for applying for open space grant monies.

A. Siniscalchi reported that he is aware that these statutes written in the 1960's and 1970's need to be changed to reflect the new open space program the State recently developed. T. Lynch, the Deputy City Attorney, was asked to look into this matter. The grant application endorsement was tabled at the last Planning and Zoning Commission meeting due to a lack of a quorum. This item will be discussed at the next meeting on June 23, 1999.

Motion: to add Meadow Brook Acres, a subdivision off Sand Hill Road, to Item #4 on the agenda.

moved by S. Stoane, seconded by E. Lukens.

approved unanimously.

#### 4. Meadow Brook Acres Subdivision, Sand Hill Road

J. Sipperly distributed maps and explained the proposed project. The Inland Wetlands and Watercourses Agency scheduled this for a public hearing on June 7, 1999. Members of the City Commission Liaison Subcommittee should review this. K. Coley is on it and will coordinate this review. She will attend the meeting to receive more information.

Motion: to authorize K. Coley to speak on behalf of this Commission relative to the Meadow Brook Acres Subdivision before the Inland Wetland and Watercourses Agency.

moved by A. Siniscalchi, seconded by S. Stoane.

approved unanimously.

#### F. Correspondence

#### G. Public Forum

No one from the public was in attendance.

#### H. Member Forum

K. Humphrey reported that he went to a seminar regarding protection of farm land and stated that this should be a priority in Middletown. He reported that a Connecticut "right to farm" law exists.

K. Coley mentioned that she will be attending a "Smart Growth" seminar featuring B. Warner and J. Gibbons at the Middlesex County Chamber of Commerce on June 21, 1999.

#### I. Adjournment

Motion: to adjourn at 8:49 p.m.

moved by E. Lukens, seconded by J. Fortuna.

approved unanimously.