

CONSERVATION COMMISSION

Minutes

September 12, 1991

PRESENT

R. Klattenberg, Chair
A. Siniscalchi
J. Brawerman
C. Harris
K. Coley
J. Chace
L. Tundermann (7:45)

ABSENT

P. Bogue
D. Goff
M. Giamei
E. Kelsey
C. Peterson
G. Russo
E. Patton

ALSO PRESENT

C. Wilcox, Staff

Chairman R. Klattenberg called the meeting to order at 7:26 p.m. with the roll call. Several commission members commented on the mailings: i.e. J. Brawerman and K. Coley never received the packet mailed 9/6 and C. Harris never received the "Cluster Regulations" mailed 9/10.

Minutes

Approval of minutes of August 8th were deferred. Upon a motion by K. Coley, seconded by C. Harris, the minutes of August 27th were accepted by a vote of three in favor with the abstentions of A. Siniscalchi, C. Harris and J. Brawerman.

Officer and Committee Reports

A. Siniscalchi - none

R. Klattenberg - none

C. Wilcox - none

Natural Resources Inventory - J. Brawerman: In review of the agreement with Geoff Colegrove and Midstate RPA, the work is not scheduled to begin until January according to the contract. Their work will rely on the Committee for review and advice. The Committee will meet in a couple of weeks to discuss the scope of the open space plan for the City, including which uses and resources to protect, etc. C. Harris felt it was important to push the development of the open space plan because there is pressure to spend all of the monies appropriated (\$5m) some on properties not necessarily evaluated in the plan (i.e. Vinci Property). Discussion ensued.

Open Space Preservation - A. Siniscalchi reviewed the success of his Committee in preserving the parcels reviewed and commended in person (K. Coley, C. Harris, M. Giamei and J. Nofi not in person). He noted P&Z had placed the parcels as "Open Space" on the Plan of Development, as required for acquisition; and that the closing date was scheduled for October 23rd. J. Brawerman suggested scheduling some public walks. The Committee had reviewed

all parcels submitted by September 15, 1990; however, since then, there were at least ten more to look at. The phase II of open space evaluation will probably not begin until after the Open Space mapping is done. R. Klattenberg has arranged to have the Mayor's and City Attorney's Offices acknowledge offers; and further asked about management plans. A. Siniscalchi indicated that it is their intent to develop management or stewardship plans for the parcels acquired. K. Coley suggested Mika Brewer might participate in this. Questions arose about parcels which were rejected in the first round to which A. Siniscalchi noted that of three possible evaluation options (1. Preserve/ buy; 2. Consider for future purchase; or 3. outright rejection), the remaining parcels would all be considered in the future under #2.

City Commissions Liaison: L. Tundermann - no report.

Lamentation Mountain: R. Klattenberg has been in touch with Geoff Colegrove on the mapping. He needs more information from Berlin. They are planning to have another Tri-Town meeting in late October.

Old Business

1. South Middletown Model Conservation Plan - J. Brawerman, no further report.
2. Aquifer Protection - E. Patton (deferred)
3. Subdivision Regulations - R. Klattenberg referred to 9/9 memo of Bill Warner which pointed out which items suggested by the Conservation Commission needed to be addressed directly to P&Z. (Memo attached as part of these minutes). Topics included fees; signs; bonds; cost escalation; cluster regs. (K. Coley suggested formation of a subcommittee to study cluster regs and compare them with the present DES.); and the various "shalls" vs. "mays" suggested by the Commission. There will be a final draft from Bill Warner before the September 25th, P&Z public hearing. R. Klattenberg reminded the Commission that there will be a special meeting on September 23rd to discuss the Subdivision and Cluster Regs.
4. **A.S. disqualified** - Lee Farm - A copy of the Commission's comments was in the packet and discussion arose about location of the fence; long sewer runs; public open space/ 50' conservation easement and the liability issue on homeowners' association. The issue of public vs. private open space remains. CC comments were basically ignored.

5. A.S. disqualified - River Bend - Open space became an issue in the approval, as none was located in phases I & II. Phase III will show it and the developer has agreed to submit a schematic or conceptual plan. The Commission discussed this in general and upon a motion by K. Coley, seconded by L. Tundermann, voted unanimously to send a memo to the Planning Department requesting that the subdivision regulations include the requirement that on all subdivisions which are to be developed in phases, a conceptual open space plan for the entire development be submitted with the application for Phase I.

L. Tundermann questioned the net lot formula as developed in the new regs because of the need for larger lots to compensate for environmentally sensitive or non-buildable land; does this not prove to be antithetical to the cluster reg philosophy? He further questioned whether or not the formula would be a dis-incentive for cluster regs. C. Harris remarked that an attempt to get the environmentally sensitive areas out of the calculation of building lots was a long standing effort; but L. Tundermann felt that it may be a disincentive to clustering which the Commission is interested in encouraging

6. Pesticides - (deferred)

7. T. Tondro Workshop - A. Siniscalchi suggested the Commission schedule these when more detail is available on both the cluster regs and "fees in lieu" concept.

New Business

1. DOT Rt 9 Erosion - C. Harris informed the Commission that there is an area just before the Randolph Road exit where the curbing is cut which lets the sand and salt from the roadway into the intermittent waterway at the bottom of the slope. From there it goes into the stream at the north of the Russo Property. DOT had done a "quick fix" instead of piping it through the manhole; (the flow is greater than the catchbasin can handle so they just knocked a hole in the curb as a diversion). The Commission discussed whether to address DOT or DEP on this matter. A. Siniscalchi found that by State Statute (22a-39) DEP should regulate this and the activity could be reviewed or stopped by them. The CC could contact either State agency. A. Siniscalchi will contact DEP to see if there are any permits involved and L. Tundermann suggested writing the Wetlands Agency.
2. Cluster Regulations: deferred to September 23rd meeting.

Correspondence

Staff and Chairman noted all the conferences and sign up sheet in the packet, and asked for members to sign up for those that they wished to attend. C. Harris urged fellow members to avail themselves of some of these educational opportunities. Because of a conflict with the CACIWC Annual Meeting, it was moved by A. Siniscalchi, seconded by C. Harris and voted unanimously to reschedule the October 10th regular meeting to October 17th.

Member Forum

L. Tundermann inquired about the "Pingo Potholes". J. Brawerman phoned Janet Stone of the USGS to speak on this sometime after September.


K. Coley pointed out Janet Brooks' article in Habitat and wished to make sure IWWA members received it. Staff indicated that they do.

R. Klattenberg had spoken to Jim Gibbons on the Coginchaug River Task Force and their request for technical assistance from the National Park Service. J. Brawerman reported on the group which is presently called "Rockfall Greenways" that has taken over the project - beside her it is served by K. Coley of the Conservation Commission and W. Kuehn and C. Wilcox of the Municipal Development Office. Decision on the assistance from the Park Service is due very soon.

C. Harris commented that the Commission should take a stand to make other departments aware of their existence; especially Water and Sewer and Public Works. He wished the Conservation Commission to be involved in the support (or not) of Water & Sewer projects. Staff mentioned the group C meetings as a possible forum. The Commission suggested asking Joann Lombardo about that.

J. Brawerman reported for "Fans" of the CT River that Steve Grant was coming to Middletown on October 16th at 7:30 p.m. at Wesleyan's SISP lounge as a part of the Mattabesec Audubon program.

There being no further business, meeting adjourned at 10:05 p.m., upon a motion by A. Siniscalchi, seconded by C. Harris and voted unanimously.


Cynthia G. Wilcox

CGW/lmk

CORRECTED AND ACCEPTED ON: 11/14/91