

**CONSERVATION COMMISSION  
REGULAR MEETING**

**MINUTES**

**October 17, 2000**

PRESENT

S. Stoane  
J. Killian  
K. Humphrey  
J. Fortuna  
L. Holder  
M. Graves, Student liason  
J. Bagley  
K. Holden  
E. Blanker  
E. Lukens @ 7:15 p.m.  
J. Brawerman @ 7:20

ABSENT

L. Tundermann  
J. Beatty  
H. Reid

OTHERS PRESENT

J. Sipperly, staff  
D. Carter  
D. Fiske

Call to Order

S. Stoane, Chairperson, called the meeting to order at 7:10 p.m. in the Reading Room #2, Russell Library. The roll was called and a quorum was determined. All members in attendance are full voting members tonight.

Motion: To move item E1 to this location on the agenda.

Moved by J. Fortuna\seconded by K. Holden

Approved unanimously

E1. Ravenswood Open Space Subdivision, East Street, Country Hill Estates

J. Sipperly discussed the history of this subdivision and generally the alternatives as a conventional subdivision. He also reported that this has been extensively reviewed by the wetland commission and it was determined that a permit was not required. D. Fiske explained that the P & Z commission had asked this commission for a referral, due to the open space considered. D. Carter the project engineer explained the project in great detail and distributed reduced plans to the commission members present.

Mr. Carter reported that they will fix Plumb road, install less roads and infrastructure, and the City will gain 19 acres of open space.

J. Bagley asked about water and sewer service, which Mr. Carter replied is available to the site.

J. Brawerman asked about the detention basin in the open space area. Much discussion ensued.

S. Stoane asked staff for his recommendation.

Mr. Sipperly reported on the benefits of this open space subdivision and recommended for several reasons to endorse it.

Much discussion ensued.

J. Bagley stated that he is concerned with the number of lots.

K. Holden likes the open space component of the plan.

K. Humphrey indicated that this alternative for open space will stop sprawl.

J. Killian stated that this proposal solves an existing drainage problem and provides valuable open space, 45% open space, it protects valuable wetlands and is consistent with the zoning regulations under the open space requirements.

Much discussion involved.

Motion: That the commission approves the concept of an open space subdivision over a conventional one, however, we have not had time to review in detail this specific subdivision so we neither approve or disapprove this plan. We appreciate the opportunity to review this plan. In the future please submit them to us in a more timely manner.

Moved by L. Holder\seconded by E. Lukens

Approved unanimously with K. Holden and J. Fortuna abstaining

## B. Minutes

Due to the time constraints the chair recommended tabling both minutes of July 13th and September 7, 2000.

Moved by E. Lukens\seconded by J. Fortuna

Approved unanimously

### C. Officers and Committee Reports

Chairperson S. Stoane reported on the status of the Maroma's Redevelopment Meeting for the I-3 Committee. No decisions were reached, Frederick Harris will be issuing a full environmental report in a month or two. A field trip for committee members will be conducted on a Saturday. E. Lukens mentioned that other uses of this zone may be considered.

S. Stoane also reported on the meeting held today, regarding the purchase of the Pierce property with Wesleyan, DEP, Nature Conservancy, and the CT Forest and Parks Association. A plan was developed which will be implemented.

### D. Old Business

#### 1. Open Space Brochure

E. Lukens mentioned that students at the Middlesex Community College might be included to assist with this brochure.

Pat Rashe of the college may be able to assist. E. Lukens will follow up on this.

#### 2. Plan of Conservation and Development

Much discussion took place. Overall the plan is better than previous drafts. The open space map still needs to expand in the Maromas area.

Motion: That the Commission endorse that in order to have the possibility to apply for state grants should opportunities arise, the potential acquisition on additional land in the Maromas area and Northwest end should be enlarged.

Moved by L. Holder\seconded by J. Bagley

Approved unanimously

#### 3. DEP Open Space Grant

This will be pursued and will be for the Pierce property and Wesleyan property on Higby Mountain for a total of 270 acres.

#### 4. Rockfall Grant brochure

Mr. Sipperly drafted the brochure and would still like members to review it before it is printed. He will distribute to the members who agreed to review it.

#### 5. Mattabasset River Watershed Plan

This plan was signed by the Mayor and adopted by all of the towns in the watershed at a huge ceremony in Berlin.

6. Other

Mr. Sipperly reported that October 25, 2000 at a Planning & Zoning meeting an 8-24 request for Rizza\Vernlund and Savage will be adopted. The Commission members should attend.

The Council will also have a meeting on November 6, 2000 for a grant confirmation and appropriation. Please attend if possible for support.

F. New Business

1. Fall Hike – Public Education

This was tabled

Adjournment: Motion to adjourn at 9:09 p.m.

Moved by J. Fortuna\seconded by E. Lukens

Approved unanimously